Karen Johnson Davidson County
Batch# 315272 DEEDWARRSP
11/14/2019 08:56:30 AM 5 pgs
Fees: $28.00 Taxes: $7,203.13
20191114-0117356

Special Warranty
Deed

THIS SPECIAL WARRANTY DEED is made and entered into effective as of November 12, 2019 ("Effective Date"), by and between CAMBRIDGE SOUTHEASTERN REAL ESTATE, LLC a Delaware limited liability company ("Grantor"), having an address of 968 James Street, Syracuse, NY 13203, and SACKOR, LLC a Louisiana limited liability company, c/o Van Ness Feldman ("Grantee"), having an address of 1050 Thomas Jefferson Street NW, Washington DC 20007, Attn: Paul Korman.

WITNESSTH, that Grantor, for an in consideration of the sum of $10.00 and other good and valuable consideration paid in hand by Grantee, the receipt and sufficiency of which are hereby acknowledged and agreed, does by these presents **GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM** unto Grantee that certain real estate situated in Davidson County, Tennessee, as more particularly described on Exhibit A, attached hereto, subject only to utility easements of record and real estate taxes for the year 2019.

TO HAVE AND TO HOLD, the same, together with all rights and appurtenances to the same belonging, until Grantee and Grantee's successors and assigns forever. Grantor hereby covenants that Grantor and the successor and assigns of Grantor shall and will WARRANTY AND DEFEND the title to the premises unto said Grantee and to the successors and assigns of said Grantee forever, against the lawful claims of all persons claiming by, through or under Grantor, but none other.

Property Address:
3552 Murfreesboro Pike, Antioch, TN 37013
Map/Parcel # 164-00-0-315.00

Instrument Prepared By:
William E. Myers, Esq.
Cambridge Southeastern Real Estate, LLC
968 James Street, Syracuse, NY 13203

Name and Address of New Owner - Upon Recording Return to:
SACKOR, LLC
c/o Van Ness Feldman
1050 Thomas Jefferson Street NW
Washington DC 20007
Attn: Paul Korman.

Mail Tax Bills to:
Frayser Quality, LLC
968 James Street, Syracuse, NY 13203

[*Remainder of the Page Intentionally Left Blank; Signature Pages to Follow*]

SIGNTURE TO SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed effective as of the Effective Date.

GRANTOR:

CAMBRIDGE SOUTHEASTERN REAL ESTATE, LLC
A Delaware limited liability company

By: William E Myers
Name: William E. Myers
Title: Vice President

STATE OF NEW YORK)

COUNTY OF ONONDAGA)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, William E Myers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the Vice President of Cambridge Southeastern Real Estate LLC and that as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained as and for the company.

WITNESS my hand and official seal at office this 7 day of November 2019.

Notary Public
My Commission Expires:

KRISTINA J. TURTURA
Notary Public, State of New York
No. 01TU6067105
Qualified in Onondaga County
Commission Expires March 9, 2022

AFFIDAVIT OF TITLE

STATE OF)

COUNTY OF)

The actual consideration of value, whichever is greater, for this transfer is $1,946,793.00.

AFFIANT:

SACKOR, LLC
A Louisiana limited liability company

By: _____
Name: PAUL KORMAN
Title: MANAGER

Subscribed and sworn to before me, this 1 day of Nov, 2019.

_____
Notary Public
My Commission Expires: 2/14/2023

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, and being known as Lot 4, Revision to the Final Plat of Mt. View Marketplace, in Plat of record in Instrument No. 20090407-0031620, revising Instrument No. 20081016-0104155, in the Register's Office for Davidson County, Tennessee, and as follows:

Beginning at a found x-cut in the northeast line of Murfreesboro Pike (100' Public R.O.W.), said point being located 487.65 feet northwest of the tangent intersection of the northeast line of said Murfreesboro Pike and the west line of Pin Hook Road; thence north 39 degrees 38 minutes 19 seconds west with the northeast line of said Murfreesboro Pike, 214.00 feet to a found rebar; thence with the southwest boundary of Lot 5, Revision to the Final Plat of Mt. View Marketplace, in Plat of record in Instrument No. 20090407-0031620, the following calls: north 50 degrees 21 minutes 42 seconds east, 201.43 feet to a found rebar; south 39 degrees 38 minutes 19 seconds east, 214.00 feet to a found rebar; south 50 degrees 21 minutes 42 seconds west, 201.43 feet to the Point of Beginning and containing 43,106 square feet or 0.99 acres of land, more or less.

Parcel 2

Together with and subject to a 40' Joint Use Ingress/Egress Easement for access to Mt. View Road as described herein and as further described in Access Easement Agreement of record in Instrument No. 20071221-0146599, in the Register's Office for Davidson County, Tennessee, as amended by Amended and Restated Access Easement Agreement of record in Instrument No. 20090617-0056173, said Register's Office.

Parcel 3

Together with those easements benefiting the Land contained in the Declaration of Restrictions, Covenants and Conditions and Grant of Easements of record in Instrument No. 20090617-0056176, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cambridge Southeastern Real Estate, LLC, a Delaware limited liability company by Special Warranty Deed dated November 14, 2018 from Mt. View Marketplace, LLC, a Tennessee limited liability company of record in Instrument No. 201411210107381, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Sandra S. Jackson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee

County of Rutherford

Personally appeared before me, Robyn DuBray, a notary public for this county and state, Sandra S. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Robyn DuBray, Notary

My Commission Expires: 2/15/2021

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires