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DK W BK 896 PG 671
DESOTO COUNTY, MS
MISTY HEFFNER, CH CLK

Document Prepared By:
LeeAnne Cox
Burch, Porter & Johnson, PLLC
130 N. Court Ave.
Memphis, TN 38103
Tel: 901-524-5000
MS Bar # 9605

Indexing Instructions: Lot 3, First Revision of Driver
Commercial, Plat Book 78, Page 16. Section 31, T1S,
R7W, Desoto Co., MS.

Return To:
First American Title Insurance Company
2001 Airport Road, Suite 301
Flowood, MS 39232
601-366-1222

Grantor:
Restaurant Holdings, LLC
45 Ottawa Ave SW, Suite 600
Grand Rapids, MI 49503
Attn: Robert H. Potts
Tel: 616-776-2600

Grantee:
Woodside Southaven, LLC
7845 Colony Road, Suite C4-242
Charlotte, NC 28226
Attn: Eric Markel
Tel: 866-403-5272

Special Warranty Deed

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MS Bar #: 9605

Return To:
First American Title Insurance Co.
National Commercial Services
7870 Byron Road
Howell, MI 48855
Attn: Diane L. Tisch

Return To:
First American Title Insurance Company
Attention: Melissa
2001 Airport Road, Suite 301
Flowood, MS 39232

File No. NCS-959961-MICH

This instrument is to be recorded in the Court Clerk's Office of DeSoto County, Mississippi.

Indexing Instructions: Section Thirty-One (31), Township One (1) South, Range Seven (7) West DeSoto County, Mississippi

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 1st day of August, 2019, by and between **RESTAURANT HOLDINGS, LLC**, a Michigan limited liability company ("Grantor"), and **WOODSIDE SOUTHAVEN LLC**, a Mississippi limited liability company ("Grantee").

WITNESSETH:

That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee that certain

real property more particularly described on **Exhibit A** hereto and incorporated herein by reference (the "**Real Property**"), situated and being in the City of Southaven, DeSoto County, Mississippi.

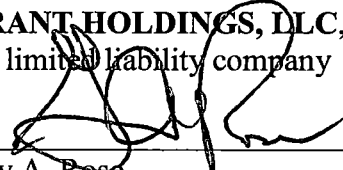
The Real Property is the same property conveyed to Grantor herein by Valenti Mid-South Realty, L.L.C., a Tennessee limited liability company, under Special Warranty Deed of record dated March 19, 2019, recorded March 26, 2019 in Book 883, Page 699, DeSoto County, Mississippi Records.

TO HAVE AND TO HOLD the Real Property together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, and Grantee's successors and assigns in fee simple forever.

Grantor hereby covenants with Grantee that it will warrant and forever defend the Grantee's rights and title to the Real Property against the lawful claims of all persons claiming by or through Grantor but not otherwise, subject to the special exceptions set forth on attached **Exhibit B**.

WITNESS the signature of Grantor as of the day and year first above written.

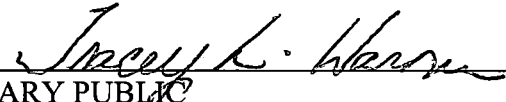
RESTAURANT HOLDINGS, LLC,
a Michigan limited liability company

By: 
Gary A. Rose
Its: Manager

STATE OF MICHIGAN
COUNTY OF KENT

Before me, a Notary Public in and for said county, personally appeared Gary A. Rose, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of RESTAURANT HOLDINGS, LLC, the within named bargainor, a Michigan limited liability company, and that he as such Manager, being authorized to so do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Manager.

WITNESS MY HAND AND SEAL, at office, this 2 day of August, 2019.


NOTARY PUBLIC

My Commission Expires:

TRACEY L. WARNER, Notary Public
State of Michigan, County of Allegan

My Commission Expires 06/21/20 22
Acting in the County of Kent

EXHIBIT A
DESCRIPTION OF REAL PROPERTY

Parcel A:

Lot 3, First Revision, Driver Commercial Subdivision, in Section 31, Township 1 South, Range 7 West, City of Southaven, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 78 Page 16 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Parcel B:

Together with an easement set forth in 42' Access Easement along the south property line to Elmore Road as shown on the revised plat recorded in Plat Book 78, Page 16, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Parcel C:

Together with an easement set forth in 50' Access Easement along West property line to Goodman Road as shown on the revised plat recorded in Plat Book 78, Page 16, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Property Address:

415 Goodman Road
Southaven, MS 38671

Map/Parcel ID Number: 1079-3115.0-00003.00

EXHIBIT B
SPECIAL EXCEPTIONS

1. Taxes and assessments for the fiscal year 2019 and subsequent years, not yet due and payable.
2. Right of Way to Mississippi Power & Light Company recorded in Book 60 Page 271, aforesaid records.
3. Right of Way to Mississippi Power & Light Company recorded in Book 80 Page 45, as affected by Partial Release and Designation of Easement recorded in Book 371 Page 475, aforesaid records.
4. Right of Way to Mississippi Power & Light Company recorded in Book 150 Page 456, aforesaid records.
5. Covenants, conditions and restrictions contained in Special Warranty Deed recorded in Book 420 Page 321, aforesaid records.
6. Access Easement by and between Sam's Real Estate Business Trust and SouthTrust Bank recorded in Book 433 Page 8, aforesaid records.