Davidson County	DEEDWARRSP
Recvd: 05/08/14 09:03	7 pgs
Fees:38.00 Taxes:6401.00	
20140508-0039309	

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
10 Industrial Highway North Loop Road G Building, 2nd Floor Lester, Pennsylvania 19029 Attention: Real Estate Department	175-00-0.079	Southside Oil, LLC 10 Industrial Highway North Loop Road G Building, 2nd Floor Lester, Pennsylvania 19029 Attention: Real Estate Department
This instrument prepared by:	Matthew J. Comisky, Esquire Blank Rome LLP One Logan Square Philadelphia, PA 19103-6998	
Property Address:	4198 Murfreesboro Road, Antioch, Tennessee 37013	

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 6 day of May, 2014, by **TIGER MANAGEMENT GROUP, LLC**, a Tennessee limited liability company, successor by merger to Real Estate Investment Group, LLC, with a mailing address of 300 Seaboard Lane, Suite 3, Franklin, Tennessee 37067 ("**Grantor**"), in favor of **SOUTHSIDE OIL, LLC**, a Virginia limited liability company, with a mailing address of 10 Industrial Highway, North Loop Road, G Building, 2nd Floor, Lester, Pennsylvania 19029, Attention: Real Estate Department ("**Grantee**");

WITNESSETH, that Grantor, for and in consideration of TEN DOLLARS ($10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby bargain, sell, transfer, convey and confirm to Grantee and its successors and assigns, forever, all that certain plot, piece or parcel of land lying and being in the County of Davidson, State of Tennessee, as more particularly described on Exhibit A attached hereto and made a part hereof (the "**Land**") and all buildings, structures and other improvements located on the Land (collectively with the Land, the "**Property**");

SUBJECT TO all agreements, covenants, easements, rights of way, taxes, assessments, restrictions, consents, zoning ordinances, laws, regulations and restrictions by municipal or other governmental authority applicable to the Property and other matters affecting the Property, including without limitation all matters of record and all matters that an inspection of the Property or an accurate survey of the Property would disclose.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to Grantee, it's successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set forth herein; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by or through Grantor, but not further or otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;

SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of the day first above written.

TIGER MANAGEMENT GROUP, LLC, a Tennessee limited liability company

By: _____
Name: Lyle Finley
Title: President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public of the state and county mentioned, personally appeared Lyle Finley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of TIGER MANAGEMENT GROUP, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by himself as such President.

WITNESS my hand and seal, at office in Williamson County, Tennessee, this 30th day of April, 2014.

REBECCA LYNN STONE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

_____
Notary Public

My Commission Expires: April 19, 2015

SIGNATURE/ACKNOWLEDGMENT PAGE TO TN DEED

I hereby swear or affirm that the actual consideration in this matter is $ 1,730,000.00 .

Affiant

Subscribed and sworn to before me
this 25th day of April, 2014.

Notary Public

My commission expires:_____

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHELDON BENDER, Notary Public
City of Philadelphia, Phila. County
My Commission Expires May 27, 2014

SIGNATURE/ACKNOWLEDGMENT PAGE TO AFFIDAVIT OF VALUE TO TN DEED

EXHIBIT A

LEGAL DESCRIPTION

All Property located in the 32nd Councilmanic District of Nashville. Davidson County, Tennessee; Being a portion of "Tract 2A" & "Tract 2A-1" as of record in Deed Book 11376, Page 871 in the Registers Office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point on the existing northerly right-of-way line of Murfreesboro Pike (U.S. Highway 70 and 41), said point being the northwest corner of Tract 2A conveyed to Harold and Hermena Holigan as of record in Deed Book 11376, Page 871, R.O.D.C., TN, said point also being the southeast corner of property conveyed to Wayne D. Hardwick as of record in Deed Book 6150, Page 328 R.O.D.C., TN.;

THENCE, following said existing northerly right-of-way line of Murfreesboro Pike South 47 degrees 28 minutes 26 seconds East for a distance of 465.88 feet to a the point;

THENCE, leaving said existing right-of-way line and following the proposed right-of-way line of Murfreesboro Pike (U.S. Highway 70 & 41) South 42 degrees 31 minutes 34 seconds West for a distance of 7.00 feet to the point of commencement of the herein described property;

THENCE, leaving said proposed right-of-way line of Murfreesboro Pike, and following a new line North 42 degrees 31 minutes 34 seconds East for a distance of 281.56 feet to a point;

THENCE, continuing with a new line, South 47 degrees 28 minutes 51 seconds East for a distance of 155.16 feet to a point;

THENCE, continuing with a new line, with a curve to the right, said curve having a radius of 25.00 feet, an arc length of 31.35 feet and a chord of South ii degrees 33 minutes 34 seconds East for a distance of 29.33 feet to a point on the proposed westerly right-of-way line of LaVergne-Couchville Pike;

THENCE, leaving said new line and following said proposed westerly right-of-way line of LaVergne-Couchville Pike. South 24 degrees 21 minutes 43 seconds West for a distance of 251.09 feet to a point

THENCE, continuing with said proposed westerly right-of-way line of LaVergne-Couchville Pike, with a curve to the right, said curve having a radius of 25.00 feet, an arc length of 47.00 feet and a chord of South 78 degrees 26 minutes 38 seconds West for a distance of 40.49 feet to a point on the existing northerly right-of-way line of Murfreesboro Pike (U.S. Highway 70 and 41);

THENCE, leaving said proposed westerly right-of-way line of LaVergne-Couchville Pike and following said existing northerly right-of-way line of Murfreesboro Pike, North 47 degrees 28 minutes 26 seconds West for a distance of 105.68 feet to a point;

THENCE, leaving said existing northerly right-of-way line and following the proposed northerly right-of-way line of said Murfreesboro Pike North 41 degrees 23 minutes 07 seconds West for a distance of 65.99 feet to a point;

THENCE, continuing with said proposed northerly right-of-way line of Murfreesboro Pike, North 47 degrees 28 minutes 26 seconds West for a distance of 62.00 feet to the point of commencement; Containing 62,664 square feet or 1.44 acres, more or less.

PRIOR DEED REFERENCE: Instrument No. 20060228-0022643, in the Register's Office of Davidson County, Tennessee.

As affected by Certificate of Merger of Real Estate Investment Group, LLC and Convenience Management Group, LLC into Tiger Management Group, LLC effective as of July 31, 2012, filed with the Tennessee Secretary of State on July 19, 2012.

True Copy Certification

I, Eileen M. Christian, do hereby make oath that I am a licensed attorney and/or 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.

Eileen M Christian
Signature

State of Pennsylvania

County of Chester

Rachel A. Ebner

Personally appeared before me, ~~[Name of Notary]~~, a notary public for this county and state, ~~[name of person making certification]~~ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Eileen M. Christian

Rachel A Ebner
Notary's Signature

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Rachel A. Ebner, Notary Public
Conshohocken Boro, Montgomery County
My Commission Expires Jan. 31, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

My Commission Expires: _____
Notary' Seal (if on paper)