This instrument prepared by and after recording return to:

Thompson Burton PLLC
Seven Corporate Centre
840 Crescent Centre Drive, Suite 260
Franklin, TN 37067
Attn: Walt Burton, Esq.

Davidson County DEEDWARRSP
Recvd: 05/14/14 14:35 7 pgs
Fees:38.00 Taxes:2164.50
20140514-0041466

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Number(s):
Freeman-Dixon Family LP c/o J. Edmond Freeman, Jr. 109 Murphy Court Nashville, Tennessee 37203	Freeman-Dixon Family LP c/o J. Edmond Freeman, Jr. 109 Murphy Court Nashville, Tennessee 37203	114-00-0-204.01

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **BELLEVUE ROJO RED'S CAR WASH, LLC**, a Tennessee limited liability company ("*Grantor*"), herein this day has bargained and sold, and does hereby transfer and convey, unto **FREEMAN-DIXON FAMILY LIMITED PARTNERSHIP,** a Tennessee limited partnership (hereinafter referred to as "*Grantee*"; the terms "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved real property located at the address of 612 Old Hickory Blvd, Nashville, Davidson County, Tennessee and being more particularly described on **Exhibit "A"** attached hereto (the "*Land*"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "*Property*").

This is part of the same real estate conveyed to the Grantor by deed recorded as Instrument No. 20090721-0068333, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor warrants that it is lawfully seized and possessed of said Property in fee simple, and has a good right to convey it, subject to those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property (subject to the matters set forth on **Exhibit "B"**) against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

Dated this 14th day of May, 2014.

GRANTOR:

BELLEVUE ROJO REDS' CAR WASH, LLC,
a Tennessee limited liability company

By: _____
Name: Ronnie Milton Borum
Its: Manager and Sole Member

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ronald Milton Borum, the Manager and Sole Member of Bellevue Rojo Reds' Car Wash, LLC, a Tennessee limited liability company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such officers she/he signed and delivered the said instrument as her/his free and voluntary act and deed and as the free and voluntary act and deed of said entities on their own behalf and in the capacities shown, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 14th day of May, 2014.

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAR. 7, 2017

Notary Public

My commission expires:

MAR. 7, 2017

AFFIDAVIT OF VALUE

I, J. Edmond Freeman, Jr., a general partner of Freeman-Dixon Family Limited Partnership, a Tennessee limited partnership, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is $585,000.00.

Subscribed and sworn to before me this 14th day of May, 2014.

J. Edmond Freeman, Jr.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAR. 7, 2017

My Commission Expires: MAR. 7, 2017

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land in the 8th Civil District of Davidson County, Tennessee, on the east side of Old Hickory Boulevard and being a portion of a tract of record in Book 3033, page 605, Register's Office for Davidson County, Tennessee, and more completely described as follows:

Beginning at a point in the east margin of Old Hickory Blvd., 361 feet north of the center line of Tolbert Drive, thence, with said margin North 04° 01' 03" West a distance of 100 feet to a concrete monument; thence North 84° 55' 26" East a distance of 248.00 feet to a concrete monument; thence South 26° 03' 55" East a distance of 126.50 feet to a concrete monument at the southeast corner of this tract; thence North 86° 38' 29" West a distance of 74.21 feet to a concrete monument; thence South 86° 47; 35" West a distance of 221.87 fee to the point of beginning, according to a survey by Michael V. Holmes, RLS #213, dated January 21, 1993, being .6537 acres more or less.

Being the same property conveyed to BELLEVUE ROJO RED'S CAR WASH, LLC, a Tennessee limited liability company, by quitclaim deed of record in Instrument No. 20090721-0068333, dated July 9, 2009, aforesaid records.

Permanent Real Estate Index Number: 114-00-0-204.01

Address of Real Estate: 612 Old Hickory Blvd, Nashville, Tennessee

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title to the Property that would be disclosed by an accurate and complete land survey of the Land.

2. Ad valorem real property taxes for the year 2014 and beyond, a lien not yet due and payable.

3. Lease dated May 28, 1998 by and between The Lamar Corporation and R&J Properties Inc., as amended by Amendment to Lease #85138-01, effective December 1, 2006.

4. Agreement for Dedication of Water Line, recorded at Deed Book 7142, Page 530 and Deed Book 8089, Page 720, aforesaid records.

Certificate of Authenticity

I, **G. Miller Hogan, II**, 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.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Kimberly P. Hurst**, a notary public for this county and state, **G. Miller Hogan, II**, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed on this 14th day of May, 2014.

Notary's Signature

KIMBERLY P. HURST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2015

MY COMMISSION EXPIRES: 3-3-15