Box 36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

File No. 27022SP

STATE OF TENNESSEE]
COUNTY OF DAVIDSON *]*

The actual consideration or value, whichever is greater, for this transfer is $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OFMAY, 2014.

Notary Public

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
March 7, 2017
STATE OF TENNESSEE

My commission expires:

Name and Address of New Owner:

HCT Investments II, LLC
5211 Linbar Drive, Suite 515
Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20140035223 DEEDWARRSP
Recvd: 05/20/14 15:06 4 pgs
Fees:23.00 Taxes:2497.50
20140520-0043480

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:

4024 Nolensville Pike
Nashville, Tennessee

Map and Parcel:

133-15-088

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **TRI STAR ENERGY, LLC,** a Delaware limited liability company, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **HCT INVESTMENTS II, LLC,** a Tennessee limited liability company, hereinafter called

"**GRANTEE**," its successors and assigns, certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Travis Park recorded in Book 3700, page 62, in the Register's Office for Davidson County, Tennessee, being described as follows:

Beginning on the northeasterly margin of Nolensville Road at the corner of Lots Nos. 2 and 3; thence with the line between said two lots, northeasterly 233.5 feet to the southwesterly margin of an alley; thence with the same, southeasterly 35.3 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two lots, southerly 249.63 feet to the northerly margin of Welch Road; thence North 84 deg. 42 min. West 131.3 feet to the beginning of a curve; thence around said curve having a radius of 47.71 feet, northwesterly 58.48 feet to the northeasterly margin of Nolensville Road; thence with the same, northwesterly 165 feet to the beginning.

Being the same property conveyed to Tri Star Energy, LLC, a Delaware limited liability company, by Special Warranty Deed from Motiva Enterprises, LLC, a Delaware limited liability company, recorded as Instrument No. 20011009-0110159 in the Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT: All right, title and interest in and to any oil, gas and other minerals (including without limitation, helium, lignite, sulfur, phosphate and other solid, liquid and gaseous substances), regardless of the nature thereof and whether similar or dissimilar and the right to explore for, develop and produce same, as well as the right to lease the Premises herein conveyed for such purposes, and all mineral and royalty rights whatsoever in, on or under and pertaining the Premises but without the right to use, or right of any ingress to or egress from the surface of the Premises for exploration or producing purposes, all of said interests having been saved, retained, reserved and excepted in the previous conveyance of the Premises.

This is improved property known as 4024 Nolensville Pike, Nashville, Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. Metropolitan Nashville/Davidson County real property taxes for 2014 which have been prorated between the parties and assumed by Grantee.

2. All matters shown on Plan of Travis Park of record in Book 3700, page 62, in the Register's Office for Davidson County, Tennessee.

3. Easement granted to NES of record in Book 4076, page 104, in said Register's Office.

4. Any and all rights retained by Shell Oil Company, a Delaware corporation, as set forth in the Limited Warranty Deed to Motiva Enterprises, LLC of record in Book 11160, page 151, in said Register's Office.

5. For fifteen (15) years after the date of the recording of this Special Warranty Deed, the property shall not be used as a convenience store or for the retail sale of petroleum products.

6. Any and all zoning regulations, building restrictions, setback lines, if any, and any easements and rights of ways for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its 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 herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by or through Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this 19th day of May, 2014.

TRI STAR ENERGY, LLC, a Delaware limited liability company

BY: Steven Hostetter, A/R

Steven Hostetter, Authorized Representative

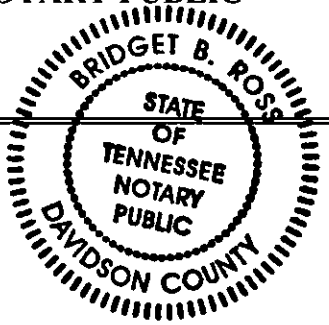
STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Steven Hostetter, with whom I am personally acquainted and who, upon oath, acknowledged himself to be an Authorized Representative of **TRI STAR ENERGY,** a Delaware limited liability company, and that he as Authorized Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as said Authorized Representative.

Witness my hand and seal, the day and year first above written.

Bridget B. Ross
NOTARY PUBLIC

My Commission Expires: May 8, 2017



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