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. 27448SP

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

David Hood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JUNE, 2014.

Notary Public

My commission expires: 12/27/2016

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Name and Address of New Owner:

William C. Brown and David A. Hood, Jr.
504 Third Avenue North, Suite D
Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20140041454 DEEDWARRSP
Recvd: 06/12/14 09:57 4 pgs
Fees:23.00 Taxes:1628.00
20140612-0051193

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:

5780 Old Hickory Boulevard
Hermitage, TN 37076

Map and Parcel:

086-00-0 163.00

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 Grantees, 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 **WILLIAM C. BROWN AND DAVID A. HOOD, JR.,** hereinafter called

"**GRANTEES**," their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by William Collier Parrish Associates, Civil Engineers, May 14, 1964 and revised October 12, 1964, as follows:

Beginning at a monument at the intersection of the easterly margin of Old Hickory Boulevard and the northerly right-of-way line of Interstate I-40, as established by deed from Myrtle Dies Hewgley to State of Tennessee, of record in Book 3368, page 407, Register's Office for said County; thence with State of Tennessee's northern boundary line, North 75° 42' East 61.80 feet and South 81° 30' East 119.60 feet; thence North 23° 48' West 154.90 feet; thence North 69° 11' West 186.45 feet to a point on the easterly margin of said Boulevard; thence with same, South 12° 11' East 65 feet and South 17° 30' East 149 feet to the beginning, containing 0.632 of an acre, more or less.

Excepting therefrom all right, title and interest in and to any oil, gas and other minerals as reserved in Special Warranty Deed in Instrument No. 20011009-0110157 in the Register's Office for Davidson County, Tennessee.

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, of record in Instrument No. 20011009-0110157 in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5780 Old Hickory Boulevard, Hermitage, Davidson County, TN 37076.

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 Grantees.

2. General or special taxes and assessments required to be paid for the year 2014 which have been prorated between the parties and assumed by Grantees.

3. Easement Agreement of record in Book 4049, page 395, in the Register's Office for Davidson County, Tennessee.

4. Easement Agreement of record in Book 8349, page 757, in said Register's Office.

5. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

6. Grantees agree that the above-described property shall not be used as a convenience store or for the sale of petroleum products for a period of fifteen (15) years from the date hereof.

7. Any encroachments, easements, measurements, variations in area or content, party walls or other facts which a correct survey of the premises would show.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor does covenant with the said Grantees 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 further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said Grantees, their heirs 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 10th day of June, 2014.

TRI STAR ENERGY, LLC, a Delaware limited liability company

By: Steven R Hostetter, A.R.

Steven R. 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 R. Hostetter, with whom I am personally acquainted and who, upon oath, acknowledged himself to be an Authorized Representative of **TRI STAR ENERGY, LLC,** a Delaware limited liability company, and that he as such Authorized Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written.

Bridget B Ross
NOTARY PUBLIC

My commission expires: May 8, 2017

BRIDGET B. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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