BILL GARRETT, Davidson County
Trans:T20140047218 DEEDWARRSP
Recvd: 07/02/14 12:21 6 pgs
Fees:33.00 Taxes:481.00
20140702-0058264

OWNER/RESPONSIBLE TAXPAYER:
Navin Patel 1380 Ambleside Drive Clarksville, TN 37040

Property Address: 1501 Robinson Road
Old Hickory, TN. 37138

SPECIAL WARRANTY DEED

THIS INDENTURE made this 1st day of July, 2014, between SWIFTY OIL CO., INC., an Indiana corporation ("Grantor"), and SHREE NAR NARAYAN LLC, a Tennessee limited liability company ("Grantee").

WITNESSETH:

GRANTOR, for and in consideration of the sum of ONE AND NO/100 DOLLARS ($1.00), and other good and valuable consideration, to it in hard paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Grantee, the real property described as follows (the "Real Estate"):

See **Exhibit A** attached hereto and made a part hereto

LESS, EXCEPT AND RESERVING unto Kerr-McGee Refining Corporation, its successors and assigns, all oil, gas and other minerals (whether of similar or dissimilar nature) together with all rights associated therewith AND the right of entry on the Real Estate to conduct such environmental testing, monitoring or remediation as it sees fit, as provided in that certain Special Warranty Deed of record in Deed Book 8382, Page 718, Register's Office for Davidson County, Tennessee.

TOGETHER WITH all of Grantor's right, title and interest in improvements, buildings, easements and appurtenances thereon and thereto.

SUBJECT, HOWEVER, to (i) liens for current state, county and local real estate, personal property and other taxes, charges and assessments assessed or accrued with respect to the Real Estate; (ii) zoning, subdivision, entitlement, building and other land use and similar laws or regulations imposed by any governmental authority having jurisdiction over the Real Estate; (iii) encroachments, easements, rights of way, covenants, reservations and restrictions in the chain of title to the Real Estate or otherwise existing thereon; (iv) encumbrances and any matters created or arising as a result of Grantee's or its agents', employees', contractors' or representatives' entry upon or inspection of the Real Estate; (v) all matters shown on any survey of the Real Estate provided to or performed on behalf of Grantee, and all matters that would be disclosed by an accurate ALTA/ACSM survey of the Real Estate; and (vi) those matters more specifically described on **Exhibit B**, which is attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the same unto Grantee, its heirs and assigns together with all of the rights and interest thereunto belonging, in fee simple.

Grantor warrants to Grantee that the Real Estate is free of any encumbrance made or suffered by said Grantor except as set forth above, and that Grantor shall warrant and defend the same to said Grantee against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

The undersigned person executing this Special Warranty Deed on behalf of Grantor represents and certifies that he has been fully empowered to execute and deliver this Special Warranty Deed, that Grantor has full capacity to convey its interest in the Real Estate, and that all necessary action for the making of such conveyance has been taken and done.

[Signature page to follow]

IN WITNESS WHEREOF, the said Grantor has hereunto caused this instrument to be executed by its duly authorized officer the day and year first above written.

SWIFTY OIL CO., INC., an Indiana corporation

By: William Klinger
William Klinger, President

STATE OF INDIANA)
) SS:
COUNTY OF JACKSON)

Before me, a Notary Public in and for said County and State, personally appeared William Klinger, the President of SWIFTY OIL CO., INC., an Indiana corporation, who acknowledged execution of the foregoing Special Warranty Deed for and on behalf of said corporation.

Witness my hand and Notarial Seal this 27 day of June, 2014.

7/16/2020

Notary Public

Bridget Smith
(Printed)

My County of Residence:
Jackson

2592552_1

STATE OF INDIANA)
) SS:
COUNTY OF JACKSON)

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $130,000.00.

SWIFTY OIL CO., INC., an Indiana corporation

By: William Klinger
William Klinger, President

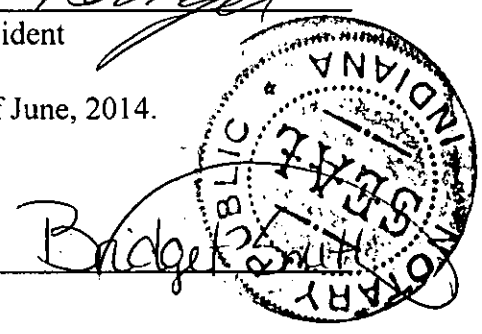
Subscribed and sworn before me on this 30 day of June, 2014.

7/16/2020

Notary Public

My County of Residence:
Jackson

Bridget Smith
(Printed)



This instrument prepared by: Angela Stephens Tarter, Bose McKinney & Evans, LLP, 111 Monument Circle, Suite 2700, Indianapolis, IN 46204

EXHIBIT A TO SPECIAL WARRANTY DEED

The Real Estate

Land lying in the 4th Civil District of Davidson County, Tennessee, being a part of Tract No. 22 on the unrecorded Plan of the Holdings of Nashville Industrial Corporation at Old Hickory, and being further known and identified as Lots Nos. 1 and 2 on the unrecorded Map showing the survey for the Wilson Subdivision, and described according to a copy of a survey made by Southern Land Surveying Co., Inc., dated July 6, 1967, as follows:

Beginning at a stake and iron pin marker at the intersection of the southwesterly right of way line of the Tennessee Central Railroad, and the northeasterly margin of the By-Pass Highway, now Robinson Road, and shown on said survey as Old Hickory Boulevard; thence with the northeasterly margin of the By-Pass Highway or Robinson road, North 66 deg. 07 min. West 404 feet to a point at the common corner of Lots 2 and 2-A on said survey; thence with the line between said Lots, North 31 deg. 57 min. East 114 feet to a point in the southwesterly right of way line of the Tennessee Central Railroad; thence with said right of way line, South 48 deg. 54 min. 40 sec. East 404 feet to an iron pin, being the point of beginning.

INCLUDED in the above description BUT EXPRESSLY EXCLUDED THEREFROM is the following described property conveyed to the State of Tennessee by deed of record in Book 5277, page 107, Register's Office for Davidson County, Tennessee:

Beginning at the point of intersection of the southwest right-of-way of the L & N Railroad and the north margin of Old Hickory Boulevard (State Route 45); thence along the said north margin, North 62 deg. 36 min. West 362 feet, more or less, to a point; thence North 35 deg. 30 min. East 5 feet, more or less, to a point; thence South 62 deg. 36 min. East 345 feet, more or less, to a point in said right of way; thence along the said right of way, South 45 deg. 24 min. East 15 feet, more or less, to the point of beginning and containing 1,980 square feet.

Being the same property conveyed to Swifty Oil Co., an Indiana corporation from Kerr-McGee Refining Corporation, a Delaware corporation by deed of record in Book 8382, page 718, in the Register's Office for Davidson County, Tennessee.

Map & Parcel
053000014.02

Property Address:
1501 Robinson Rd.
Old Hickory, TN. 37138

EXHIBIT B

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency of or by the public records.
2. Any facts, rights, interests, or claims that are not shown by the public records but that could be ascertained by an inspection of the Real Estate or that may be asserted by persons in possession of the Real Estate.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Real Estate and not shown by the public records.
5. Any mineral or mineral rights leased, granted or retained by the current or prior owners or others.
6. Any lien or right to lien for services, labor or material imposed by law and not shown by the public records.
7. All real estate taxes and assessments.
8. Right of Way Deed of record in Book 5277, page 107, in the Register's Office for Davidson County, Tennessee.
9. Sewer Line Easement of record in Book 10586, page 147, in the Register's Office for Davidson County, Tennessee.
10. Water Line Easement of record in Book 10586, page 150, in the Register's Office for Davidson County, Tennessee.
11. Utility Easement of record in Instrument No. 201211300110269, in the Register's Office for Davidson County, Tennessee.
12. Rights of tenants under unrecorded leases.