OWNER/RESPONSIBLE TAXPAYER:
Anchor Property Holdings, LLC 3108 Blevins Road Nashville, TN 37189

Davidson County DEEDWARRSP
Recvd: 08/18/14 08:03 7 pgs
Fees:38.00 Taxes:314.50
20140818-0074255

SPECIAL WARRANTY DEED

THIS INDENTURE made this 14 day of August, 2014, between SWIFTY OIL CO., INC., an Indiana corporation ("Grantor"), and ANCHOR PROPERTY HOLDINGS, 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 hand 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 713, 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 7 day of August, 2014.

7/16/2020

Notary Public Bridget Smith

My County of Residence:
Jackson

Bridget Smith
(Printed)

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 $85,000.00.

SWIFTY OIL CO., INC., an Indiana corporation

By: William Klinger
William Klinger, President

Subscribed and sworn before me on this 7 day of August, 2014.

7/16/2020

Notary Public Bridget Smith

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 in the 12th Civil District of Davidson County, Tennessee, being the northeasterly corner of commercial Lot No. 2 of Bellshire Estates, Section 5, of record in Book 2133, page 114, Register's Office for Davidson County, Tennessee, and described more particularly according to a survey of Wayne A. Cooper, dated November 19, 1966, as follows:

Beginning at a concrete monument in the southerly margin of Tuckahoe Drive at the end of the return where Tuckahoe Drive intersects Dickerson Road; thence with the southerly margin of Tuckahoe Drive, North 86 deg. 32 min. West 125 feet to an iron pin; thence South 3 deg. 28 min. West 175 feet to an iron pin; thence South 86 deg. 32 min. East 150 feet to an iron pin in the westerly margin of the right-of-way for Dickerson Road; thence with said westerly margin of Dickerson Road, North 3 deg. 28 min. East 150 feet to an iron pin at the beginning of a curve having a radius of 25 feet; thence around said curve to the left, a distance of 39.3 feet to the point of beginning.

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 713, in the Register's Office for Davidson County, Tennessee.

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. All matters shown on the plat of record in Book 2133, Page 114, in the Register's Office for Davidson County, Tennessee.
9. Declarations of Restrictions of record in Book 2294, page 346, as amended in Book 2298, page 109 and Book 4476, page 565, in the Register's Office for Davidson County, Tennessee.
10. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6479, page 195, in the Register's Office for Davidson County, Tennessee.
11. Rights of tenants under unrecorded leases.

True Copy Certification

I, Tralyn McDowell, do hereby make oath that I am 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 Illinois
County of Cook

Personally appeared before me, Juanita Chandler, a notary public for this county and state, Juanita Chandler who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

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

