This Instrument Prepared by:
N. Courtney Hollins
Dickinson Wright, PLLC
424 Church Street, Suite 1401
Nashville, Tennessee 37219

Davidson County DEEDWARRSP
Recvd: 09/28/15 15:31 5 pgs
Fees:28.00 Taxes:3422.50
20150928-0098452

SPECIAL WARRANTY DEED

FROM: REGAL AUTO WASH XXIV ASSOCIATES, LLC, f/k/a Regal Car Wash XXIV Associates, LLC, an Arizona limited liability company, Grantor

TO: MACS RETAIL LLC, a Virginia limited liability company, Grantee

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Number
MACS Retail LLC 4525 Ayers Street Corpus Christi, Texas 78415	Same as Owner	120-06-0-049.00

(STATE OF TENNESSEE)
(COUNTY OF Davidson)

The actual consideration for this transfer is NINE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($925,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 25 day of September, 2015.

Notary Public

My Commission Expires: July 8, 2019

MOLLY B. LEINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 8, 2019
COUNTY OF DAVIDSON

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, REGAL AUTO WASH XXIV ASSOCIATES, LLC f/k/a Regal Car Wash XXIV Associates, LLC, an Arizona limited liability company ("Grantor"), its successors and assigns, has bargained and sold, and by these presents does transfer and convey unto MACS RETAIL LLC, a Virginia limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Nashville, Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all buildings, structures and other improvements and all fixtures attached thereto (the "Property").

The Property is improved property known as 1309 Murfreesboro Pike, Nashville, Tennessee 37217.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters

set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 28th day of September, 2015.

GRANTOR:

REGAL AUTO WASH XXIV ASSOCIATES, LLC,
An Arizona limited liability company

By: TDI Terraplan Development, Inc., Its Manager

By: _____
Eva A. Sperber-Porter,
Executive Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, N. Courtney Hollins, a Notary Public of said County and State, personally appeared EVA A. SPERBER-PORTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executive Vice President (or other officer authorized to execute the instrument) of TDI Terraplan Development, Inc., Manager of Regal Auto Wash XXIV Associates LLC, the within named bargainor, an Arizona limited liability company, and that as such Executive Vice President of the Manager executed the foregoing instrument for the purposes therein contained, by signing the name of Regal Auto Wash XXIV Associates LLC by herself as the Executive Vice President of the Manager.

Witness my hand and seal, at Office in Nashville, Davidson County, Tennessee, this 28th day of September, 2015.

_____
Notary Public

My Commission Expires: March 7, 2017

N. COURTNEY HOLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR 7, 2017

EXHIBIT A
PROPERTY DESCRIPTION

Being Lot 2 on the Resubdivision of Lots 1 and 2 of Sections 1 and 2 – Seven Oaks Commercial Area, of record in Plat Book 9700, Page 966, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more detailed description of said Lot.

Being property conveyed to Regal Car Wash XXIV Associates, L.L.C. by General Warranty Deed from Washmaster Arlington, Limited Partnership of record in Instrument No. 200207190087253, Register's Office for Davidson County, Tennessee. Regal Car Wash XXIV Associates, LLC changed its name to Regal Auto Wash XXIV Associates, LLC pursuant to Articles of Amendment dated June 26, 2014, filed with the Arizona Corporation Commission on June 27, 2014.

EXHIBIT B
ENCUMBRANCES

1. Taxes and assessments for the year 2015 and subsequent years, not yet due and payable.

2. All matters shown on the Plat of record in Plat Book 9700, Page 966, Register's Office for Davidson County, Tennessee.

3. Storm Water Detention Agreement of record in Book 5861, Page 466, Register's Office for Davidson County, Tennessee.

4. Easement of record in Book 3464, Page 268, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5738, Page 524, Register's Office for Davidson County, Tennessee.

6. Subject to all matters shown on that ALTA/ACSM Land Title Survey prepared by Kenneth D. Church, TN RLS 1004, Gresham, Smith & Partners dated March 3, 2015, last revised September 16, 2015, Project Number 40624.05.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith 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: 6/20/2017

Notary Seal:

