SPECIAL WARRANTY DEED

This instrument was prepared by:

Dentons US LLP
303 Peachtree Street NE
Atlanta, Georgia 30308

Davidson County DEEDWARRSP
Recvd: 12/09/15 09:44 7 pgs
Fees:38.00 Taxes:1850.00
20151209-0123810

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Tri Star Energy, LLC a Delaware limited liability company 1740 Ed Temple Blvd. P.O. Box 282249 Nashville, Tennessee 37228-8513	SAME	Part of 07500012200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **HD DEVELOPMENT OF MARYLAND, INC., a Maryland corporation** ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto Tri Star Energy, LLC, a Delaware limited liability company, ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See Exhibit A.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

The Property is improved property located at **5010 Old Hickory Blvd., Hermitage, Tennessee.**

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, this instrument has been executed by on behalf of the Grantor as of the day and year first above written.

HD DEVELOPMENT OF MARYLAND, INC.,
a Maryland corporation

By: _____
Name: _____
Title: Jessica Borgert
Senior Corporate Counsel

STATE OF GEORGIA)
)
COUNTY OF COBB)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Jessica Borgert with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Sr. Corp. Counsel of HD Development of Maryland, Inc., a Maryland corporation and that she, as such officer, being duly authorized to do so, executed the foregoing document for the purposes contained therein, by signing his name as such officer acting on behalf of the corporation.

Witness my hand and official seal at Atlanta, GA on this the 4th day of December, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 7-23-18

BARBARA TURNER
NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 23, 2018
FULTON COUNTY, GEORGIA

STATEMENT OF VALUE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me this the 7 day of December, 2015.

Notary Public

My Commission Expires: 7/3/2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

LOT 10 OF THE RESUBDIVISION OF LOT 9 OF THE FINAL PLAT OF HERMITAGE MARKET PLACE, FIRST REVISION, AS SHOWN ON THE PLAT OF RECORD AT INSTRUMENT NO. 20151125-0119892, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

TOGETHER WITH NON-EXCLUSIVE INGRESS AND EGRESS EASEMENTS SET FORTH IN DECLARATION OF EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 10202, PAGE 607, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM CREDIT SUISSE LEASING 92A, L.P., A DELAWARE LIMITED PARTNERSHIP, TO HD DEVELOPMENT OF MARYLAND, INC., A MARYLAND CORPORATION, DATED DECEMBER 16, 2003, AND RECORDED ON DECEMBER 29, 2003, AS INSTRUMENT NO. 20031229-0183381.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2016, and subsequent years, not yet due and payable.

2. County of Davidson taxes for the year 2016, and thereafter, a lien, now due and payable, but not yet delinquent.

3. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

4. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Final Plan of Hermitage Market Place, as recorded in Plat Book 9700, Page 243; in Plat Book 9700, Page 222; and in Plat Book recorded at Instrument No. 20151125-00119892, all recordings in the Register's Office of Davidson County, Tennessee; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), and as shown on survey prepared by Gresham Smith and Partners, dated _____, 2015, under Project No. 40771.00. (Herein referred to as said Survey)

(a) 24' Sewer Easement

6. Declaration of Easements, Restrictive Covenants, Conditions and Restrictions of record in Book 10202, Page 607, in the aforesaid Register's Office; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

7. Restrictions and Reciprocal Easement Agreement as set forth of record in Book 10971, Page 342, in the aforesaid Register's Office.

8. Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances recorded at Instrument Nos. 20051114-0137200 and 20051213-0149717, both recordings in the aforesaid Register's Office, and as shown on said Survey.

(a) 20' Sewer Easement

9. Easement for Sanitary Sewerage Line of record in Book 3309, Page 135, in the aforesaid Register's Office, and as shown on said Survey.

10. Location of gas meters and lines, electric lines, sewer manholes and lines, sewer clean-outs, storm lines, trench drains, catch basins, water values and meters, water lines, and monitoring wells, as shown on said Survey.

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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee:

County of Davidson:

Personally appeared before me, the undersigned, 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.

Denise C. Allis Wilburn

, Notary Public

My commission Expires: 9-10-18
(affix Notary seal)

DENISE C. ALLIS-WILBURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018