BILL GARRETT, Davidson County
Trans:T20160085105 DEEDWARRSP
Recvd: 09/28/16 09:39 7 pgs
Fees:38.00 Taxes:7955.00
20160928-0102096

When recorded return to:

Fidelity National Title - NCS DIV
Attn.: KJV
One East Washington Street Suite 450
Phoenix, AZ. 85004

Escrow No. Z1621924

DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE RECORDED DOCUMENT.

DOCUMENT TO BE RECORDED:

SPECIAL WARRANTY DEED

Prepared by and Return to:	Property Owner and Mail Tax Bills To:	Property Address:	Tax Parcel No(s).:
Butler Snow LLP Attention: John C. Taylor 6075 Poplar Avenue, Suite 500 Memphis, TN 38119 (901) 680-7200	Car Wash Headquarters, Inc. 222 E. Fifth St. Tucson, AZ 85705 Attention: ~~[INSERT NAME]~~ Lisa Frank	2239 Gallatin Pike Nashville, TN 37216	02615001800

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into this 14th day of September, 2016, by and between **REGAL AUTO WASH XXIV ASSOCIATES, LLC**, an Arizona limited liability company (hereinafter referred to as "Grantor"), and **CAR WASH HEADQUARTERS, INC.**, a Delaware corporation (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in Nashville, Davidson County, Tennessee to, wit:

> All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

The Real Estate being the same real estate conveyed to Grantor by General Warranty Deed of record as Instrument Number 20020719-0087252 in the Register's Office of Davidson County, Tennessee (the "Register's Office"), and corrected by Scrivener's Affidavit of record as Instrument Number 20021126-0146680 in the Register's Office. Grantor was formerly known as "Regal Car Wash XXIV Associates, L.L.C." and amended its name by those Articles of Amendment of record as Instrument Number 11523017035 with the Arizona Corporation Commission.

TO HAVE AND TO HOLD the Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[*signature page follows*]

[Signature Page to Special Warranty Deed]

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

REGAL AUTO WASH XXIV ASSOCIATES, LLC

By: TDI Terraplan Development, LLC
Its: Manager

By: _____
Name: Eva Sperber-Porter
Its: Executive Vice President

STATE OF ARIZONA)
)ss
County of Maricopa)

The foregoing instrument was acknowledged before me this 14th day of Sept., 2016 by Eva Sperber-Porter, the Executive Vice President of TDI Terraplan Development, LLC, an Arizona limited liability company, the manager of Regal Auto Wash XXIV Associates, LLC, an Arizona limited liability company on behalf of the company.

ELAINE M GRESS
Notary Public - Arizona
Maricopa County
My Comm. Expires Sep 7, 2020

Elaine M Gress
Notary Public

My commission expires: Sept. 7, 2020

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is Two Million One Hundred Fifty Thousand and 00/100 Dollars ($2,150,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 14th day of September, 2016.

Notary Public

My Commission Expires: Sept. 7, 2020

ELAINE M GRESS
Notary Public - Arizona
Maricopa County
My Comm. Expires Sep 7, 2020

EXHIBIT A
LEGAL DESCRIPTION

Property being in Davidson County, Tennessee:

Tract I:

Being a parcel of land lying in Davidson County, Tennessee, and being bounded on the West by Gallatin Pike; on the North by John F. Roper, Trustee; on the East by Lot 3, North Hill Estates, Section 1; on the South by William Penkova and being more particularly described according to a survey by Morrow and Associates dated April27, 1987, as follows:

Beginning at a point in the East right-of-way line of Gallatin Pike, said point being located Northerly, 195.18 feet from the North right-of-way return of Northside Drive; Thence, with the East right-of-way line of Gallatin Pike, on a curve to the right, the radius of which is 5,659.58 feet, the central angle of which is 00° 21' 23", the chord of which is North 46° 53'46" East, 35.20 feet, along the curve distance of 35.20 feet to a point; Thence, North 42° 55' 33" West, 6.00 feet to a point; Thence, on a curve to the right, the radius of which is 5,665.58 feet, the central angle of which is 01°14' 51" , the chord of which is North 47° 41' 53" East, 123.35 feet, along the curve distance of 123.36 feet to a point, a corner common with John F. Roper, Trustee; Thence, with John F. Roper, Trustee, South 51°50' 00" East, 291.20 feet to a point, a corner common with John F. Roper, Trustee and Lots 3 and 5, North Hill Estates, Section 1; Thence with Lot 3, North Hill Estates, Section 1, South 39° 51' 14" West, 164.00 feet to a point, a corner common with Penkova in the West line of Lot 3; Thence, with Penkova, North 50° 36' 24" West, 306.28 feet to the point of beginning. Containing 48,351 square feet (1.11 acres, more or less).

[*Legal Description Continued on Following Page*]

[*Legal Description Continued*]

Tract II:

Being a parcel of land lying in Davidson County, Tennessee, and being bounded on the West by Gallatin Pike; on the North by Lot 1 and Charles and E. R. Phillips, Mansker Meadows, Section 1; on the East by R. W. Ragland; and on the South by John F. Roper, Trustee, and being more particularly described according to a survey by Morrow and Associates dated April 27, 1987, as follows:

Beginning at a point in the East right-of-way line of Gallatin Pike, said point being located Northerly, 354 feet, more or less, from the North right-of-way return of Northside Drive; Thence, with the East right-of-way line of Gallatin Pike, on a curve to the right, the radius of which is 5,665.58 feet, the central angle of which is 01° 14' 38", the chord of which is North 48° 56' 37" East, 122.98 feet, along the curve distance of 122.99 feet to a point; Thence, South 40° 26" 04" East, 6.00 feet to a point; Thence, on a curve to the right, the radius of which is 5,659.58 feet, the central angle of which is 00°40' 42", the chord of which is North 49° 54' 16" East, 67.00 feet, along the curve distance of 67.00 feet to a point, a corner common with Lot 1, Mansker Meadows, Section 1; Thence, with Lot 1, Mansker Meadows, Section 1, and passing a common corner with Phillips, South 53° 17' 03" East, 300.00 feet to a point, a corner common with R. W. Ragland in the South line of Phillips; Thence, with Ragland, South 50° 34' 17" West, 197.43 feet to a point, a corner common with Ragland in the North line of Lot 5, North Hill Estates, Section 1; Thence, with Lot 5, North Hill Estates, Section 1 and passing a corner common with Lot 5 and John F. Roper, Trustee, North 51° 50' 00" West, 300.00 feet to the point of beginning. Containing 58,806 square feet (1.30 acres, more or less).

SCHEDULE B

PERMITTED EXCEPTIONS

1. Taxes for the year 2016, a lien not yet due and payable.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6925, Page 64, in the Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6925, Page 67, in the Register's Office for Davidson County, Tennessee.

4. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

5. Survey from Denham Land Surveyors LLC by Christopher S. Denham, TN RLS #2000, Denham Project No. 16068, J.N.: 16-07-01-05001, dated August 31, 2016, indicates the following:

    a. Minimum building setback lines;
    b. Utility and drainage lines with meters, valves, poles, and other appurtenances; and
    c. Overhead utilities cross the subject property without the benefit of an easement.