THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE KELLEY*** *330 Commerce Street, Suite 110* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999* R&R to Box 36 BILL GARRETT, Davidson County Trans:T20160107144 DEEDWARRSP Recvd: 12/06/16 13:22 3 pgs Fees:18.00 Taxes:17599.98 20161206-0127948	*STATE OF TENNESSEE]* *COUNTY OF Davidson]* *The actual consideration or value, whichever is greater, for this transfer is $4,756,752.00.* *Affiant* *SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF DECEMBER, 2016.* *Notary Public* *My commission expires: 9.12.17* APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

Name and Address of New Owners:

405 Charlotte Development Partners
Attn: Lisa Carnes
154 Franklin Road
Brentwood, TN 37027

Send Tax Bills To:

New Owners

Street Address of Subject Property:	**Map and Parcel Nos.:**
405 40th Avenue North Nashville, TN 37209	091-12-274

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Petro Express Properties, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold and by these presents, does transfer and convey unto **405 Charlotte Development Partners,** a Tennessee general partnership, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lots Nos. 3 and 4 on the plan of Clifton, as of record in Book 21, page 35, Register's Office for Davidson County, Tennessee, described together as follows:

Beginning at a point in the southeast corner of the J. B. Michael & Company, Inc. property, said point being the west right of way line of Fortieth Avenue, North, a distance of 183.2 feet from an iron pin in the north right-of-way of Charlotte Pike; thence North 6° 0' East along the west right-of-way of Fortieth Avenue, North, a distance of 245.1 feet to a point in the south right-of-way of proposed Interstate Highway I-40; thence leaving the right-of-way of Fortieth Avenue, North, South 86° 02' West along the proposed right-of-way of Interstate Highway I-40 a distance of 427.2 feet to a point in the north right-of-way line of the L&N Railroad, said railroad having a right-of-way width of 50 feet; thence South 28° 32' East along said L&N Railroad right-of-way a distance of 255.2 feet to the southwest corner of the Michael property; thence leaving said L&N Railroad right-of-way North 88° 11' East a distance of 279.67 feet to the point of beginning and containing 84,250 square feet, more or less, in accordance with a survey by the State of Tennessee, Drawing Sheet 23 of 28, revised 4/9/62, Federal Aid Project No. I-40-3(5) 201 Part II.

Being the same property conveyed to Petrotec Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Patterson Company, formerly known as Petroleum Equipment Company, a Tennessee corporation, of record in Book 11219, page 335, Register's Office for Davidson County, Tennessee. The said Petrotec Properties, LLC, a Tennessee limited liability company, now being Petro Express Properties, LLC, a Tennessee limited liability company, pursuant to the Certificate of Merger of record as Instrument No. 20110923-0073826 in said Register's Office.

This is improved property known as 405 40th Avenue North, Nashville, TN 37209.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Metropolitan Nashville/Davidson County real property taxes for 2016 which have been prorated between the parties which will be paid by Grantor. Taxes and assessments for subsequent years are assumed by Grantee.

2. Terms and conditions of unrecorded Sign Location Lease dated March 30, 2007, by and between Petrotec Properties, LLC as Lessor and CBS Outdoor as Lessee.

3. Lack of direct access to and from controlled access highway (I-40).

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns, forever. And the

Grantor covenants with the Grantee, that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

Grantor further covenants and binds itself, its successors and assigns, to warrant and defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 2nd day of December, 2016.

Petro Express Properties, LLC

By: William C. Kimbro, Chief Manager
William C. Kimbro, Chief Manager

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned Notary Public in and for the County and State aforesaid, William C. Kimbro, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of **Petro Express Properties, LLC,** a Tennessee limited liability company, the within named maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal of office in Nashville, Tennessee, the day and year first above written.

NOTARY PUBLIC

My commission expires: 7-3-2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

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