Ortale, Kelley, Herbert & Crawford
330 Commerce Street, Suite 110
Nashville, TN 37201

Ret to:

WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON
BILL GARRETT, Davidson County Trans:T20170026175 DEEDWARR Recvd: 03/28/17 15:51 5 pgs Fees:28.00 Taxes:12580.00 20170328-0030244	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $3,400,000.00. Affiant Subscribed and sworn to me on March 28, 2017. 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

THIS INSTRUMENT WAS PREPARED BY/AND
RECORD & RETURN TO:
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30260SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Tri Star Transport, LLC 1720 Ed Temple Boulevard Nashville, TN 37208	NEW OWNER	08100006800 (Lot 3) 08100007000 (Lot 4)

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, 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 **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Tri Star Transport, LLC, a Tennessee limited liability company,**

hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

This property is also known as improved property located at 1720 and 1724 Ed Temple Boulevard, Nashville, TN 37228.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE AND NOTARY ACNOWLEDGEMENT ON PAGE 3]

WITNESS my/our hand(s) this 28th day of March, 2017.

Petro Express Properties, LLC, a Tennessee limited liability company

BY: _____
William C. Kimbro
Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William C. Kimbro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chief Manager of Petro Express Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Petro Express Properties, LLC, a Tennessee limited liability company, by himself in his capacity as said Chief Manager.

Witness my hand and official seal, this 28th day of March, 2017.

_____
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"

Land in Davidson County, Tennessee, being Lots 3 and 4 as shown on the Final Plat of The Parman Corporation, of record in Instrument No. 200004040033376, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed by The Parman Corporation, a Tennessee corporation, to Petro Express, Inc., a Tennessee corporation, by Quitclaim Deed of record in Instrument No. 200109280105268, Register's Office for Davidson County, Tennessee. The said Petro Express, Inc. having since converted to a limited liability company and changed its name to Petro Express Properties, LLC, a Tennessee limited liability company, as evidenced by Articles of Conversion of record in Instrument No. 200212300161630, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

1. 2017 Davidson County which have been prorated by the parties and assumed by the Grantee(s) and taxes and assessments for the year 2017 and subsequent years, not yet due and payable.
2. All matters as shown on that certain plat of record in Instrument No. 200004040033376, in the Register's Office of Davidson County, Tennessee.
3. Easements, rights, reservations, and covenants set forth in Special Warranty Deed from Exxon Corporation to C. Carroll Hildreth and wife, Mary A. Hildreth, of record in Book 9554, Page 43, in the Register's Office of Davidson County, Tennessee.
4. Landscaping Contract by and between The Parman Corp. and Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 200006150059702, in the Register's Office of Davidson County, Tennessee.
5. Permanent easement and right-of-way to Davidson County, of record in Book 1631, Page 245, in the Register's Office of Davidson County, Tennessee.
6. Terms and provisions of Stormwater Detention Agreement, by and between The Parman Corp. and Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 200110050108442, in the Register's Office of Davidson County, Tennessee. (Lot 4)
7. Matters as would be disclosed by a current and accurate survey and inspection of the subject premises.
8. Terms and conditions set forth in the unrecorded lease agreement dated November 12, 2014 by and between Tri Star Transport, LLC, a Tennessee limited liability company, as Landlord, and Dupre Logistics, LLC, a Louisiana limited liability company, as Tenant.
9. Terms and conditions set forth in the unrecorded lease agreement dated April 5, 2006 by and between Petro Express Properties, LLC, a Tennessee limited liability company as Landlord, and Kenan Transport, Inc., a Delaware corporation, as Tenant. Landlord's interest in said Lease Agreement having been assigned to Tri Star Transport, LLC, pursuant to the unrecorded Assignment and Assumption of Leases dated July 1, 2008.
10. Terms and conditions set forth in the unrecorded lease agreement undated by and between Petro Express Properties, LLC, a Tennessee limited liability company as Landlord, and Usher Transport, Inc., a Kentucky corporation, as Tenant. Landlord's interest in said lease agreement having been assigned to Tri Star Transport, LLC pursuant to the unrecorded Assignment and Assumption of Leases dated July 1, 2008.
11. Terms and conditions per oral lease agreement by and between Tri Star Transport, LLC, a Tennessee limited liability company, as Landlord, and BJKF, LLC, a Tennessee limited liability company, as Tenant (as to Lot 3).
12. Terms and conditions per oral lease agreement by and between Tri Star Transport, LLC, a Tennessee limited liability company, as Landlord, and Penn Tank Lines, Inc., a Delaware corporation, as Tenant.
13. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.