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BILL GARRETT, Davidson County
Trans:T20170029622 DEEDWARRSP
Recvd: 04/07/17 14:28 5 pgs
Fees:28.00 Taxes:1890.56
20170407-0034404

State of Indiana
County of Barthdomew

Map & Parcel No.:
11804036200

The actual consideration or value, whichever is greater, for this transfer is $ 510,960.86

Affiant:

[Replace with name of Affiant]

Subscribed and sworn to before me this 7th day of April, 2017.

My Commission Expires: 07/02/2018

Notary Public

MARIO MORALES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Joshua A. Savage
Wooden McLaughlin, LLP
211 N. Pennsylvania Street
One Indiana Square, Suite 1800
Indianapolis, IN 46204

RETURN TO:
Mac's Convenience Stores LLC
P.O. Box 347
Columbus, IN 47202-0347

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($ 10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, on this 7th day of April, 2017, CIRCLE K STORES INC., a Texas corporation, (herein called the "Grantor"), whose address is 25 W. Cedar Street, Suite M, Pensacola, FL 32502, has bargained and sold and by the presents does hereby transfer and convey unto Mac's Convenience Stores LLC, a Delaware limited liability company (hereinafter called the "Grantee"), whose address is 4080 W. Jonathan Moore Pike, Columbus, IN 47201, and its successors and assigns, that certain land situated in Davidson County,

Tennessee, being more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Property").

TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the Property in fee simple forever.

AND Grantor further covenants to the Grantee, and its successors and assigns, that Grantor is seized and possessed of the Property, and has a right to convey it, and forever warrants and will defend the title to the property, or any part thereof, against all persons claiming under Grantor, but against no other, provided, however, that the Property is subject to those matters described in Exhibit "B" attached hereto ("Permitted Exceptions"); provided however, that this reference shall not operate to re-impose same.

[signature on following page]

IN WITNESS WHEREOF, Grantor has caused these presents to be effective as of the day and year first above written.

CIRCLE K STORES INC., a Texas corporation

By: _____

Name: Randy Howse

Its: Assistant Secretary

STATE OF Florida
COUNTY OF Escambia

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Randy Howse with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President of Circle K Stores Inc., a Texas corporation, the within named Grantor, and acknowledged that he/she executed the foregoing instrument in behalf of said corporation and for the purposes therein contained by signing the name of said corporation as its Vice President.

WITNESS my hand and Notarial Seal at office, this 21st day of April, 2017.

_____
Notary Public

My Commission Expires:
4/21/2018

DEBORAH M. BRATTON
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF114752
Expires 4/21/2018

The following information is not a part of this Deed:

Owner's Name and Address:

Mac's Convenience Stores LLC
4080 W. Jonathan Moore Pike
Columbus, IN 47201

Mail Tax Bills to:

Mac's Convenience Stores LLC
P.O. Box 347
Columbus, IN 47202-0347

EXHIBIT "A"

Legal Description of Land

A TRACT OF LAND IN THE FIRST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOTS 1 AND 2 ON THE MAP OF THE SUBDIVISION OF THE G.P. ROSE PROPERTY, AS RECORDED IN BOOK 547, PAGE 74, R.O.D.C., TENNESSEE AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE EASTERLY RIGHT-OF-WAY LINE OF NOLENSVILLE ROAD AT THE COMMON WESTERLY CORNER OF LOTS 2 AND 3 OF G.P. ROSE SUBDIVISION; THENCE,

1. WITH THE EASTERLY RIGHT-OF-WAY LINE OF NOLENSVILLE ROAD IN A NORTHERLY AND WESTERLY DIRECTION WITH A 17,230.0-FOOT RADIUS CURVE TO THE LEFT, 222.2 FEET TO AN IRON PIN; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF N 25°29'10" W, 222.20 FEET; THENCE,

2. WITH A 12.43-FOOT RADIUS CURVE TO THE RIGHT, 25.25 FEET TO A RAILROAD SPIKE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GLENROSE AVENUE; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF S 32° 40'00" E, 21.13 FEET; THENCE,

3. WITH SAID LINE, S 89°08'00" E, 151.32 FEET TO AN IRON PIN; THENCE,

4. SEVERING SAID LOTS 1 AND 2, S 26°07'42" E, 241.66 FEET TO AN IRON PIN ON THE LINE BETWEEN LOTS 2 AND 3 OF G.P. ROSE SUBDIVISION; THENCE,

5. WITH THE LINE BETWEEN LOTS 2 AND 3, N 89°37'40" W, 173.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 37,182 SQUARE FEET OR 0.854 ACRES.

The Property is improved. The Property address is 2200 Nolensville Pike, Nashville, TN 37221-2025.

The source of Grantor's interest is found in Deed recorded in Book 9055, Page 354, in the Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

Permitted Exceptions

1. The lien of non-delinquent real estate taxes, general and special assessments and all other governmental, municipal and public dues, charges and impositions;
2. All applicable zoning, building, land use and other governmental restrictions, laws, ordinances, rules and regulations;
3. All matters that would be discovered or disclosed by an accurate inspection and ALTA/ACSM Minimum Standard Detail Survey of the Real Estate; and
4. All covenants, conditions, restrictions and easements of record.