Davidson County DEEDWARRSP
Recvd: 05/03/17 11:33 6 pgs
Fees:33.00 Taxes:1228.79
20170503-0043584

State of Indiana
County of Bartholomew

Map & Parcel No.:
104 12 0 284.00

The actual consideration or value, whichever is greater, for this transfer is $ 332,106.71.

Affiant:

Signature: Mark Corbin

Printed Name: Mark Corbin

Subscribed and sworn to before me this 2nd day of May, 2017.

My Commission Expires: _____

Notary Public

MELISSA A. MAHONEY
Notary Public, State of Indiana
Bartholomew County
My Commission Expires
December 03, 2022

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 26th day of April, 2017, CIRCLE K STORES INC., a Texas corporation (herein called the "Grantor"), successor by merger to CIRCLE K PROPERTIES, INC., a Delaware corporation, 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,

Certificate of Authenticity

I, Melissa A. Mahoney, 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.

Melissa A. Mahoney
Signature

State of Indiana
County of Bartholomew

Personally appeared before me, Carole Owings, a notary public for this county and state, Melissa A. Mahoney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carole Owings
Notary's Signature

My Commission Expires: Aug. 19, 2021

Notary's Seal (If on paper)

CAROLE OWINGS
Notary Public - Seal
State of Indiana
Bartholomew County
My Commission Expires Aug 19, 2021

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: Kathy Cunningham
Its: Vice President Shared Services

STATE OF Indiana
COUNTY OF Bartholomew)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Kathy Cunningham 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. *Shared Services

WITNESS my hand and Notarial Seal at office, this 28 day of April, 2017.

Melissa A. Mahoney
Notary Public

MELISSA A. MAHONEY
Notary Public, State of Indiana
Bartholomew County
My Commission Expires
December 03, 2022

My Commission Expires:

_____

The following information is not a part of this Deed:

Owner's Name and Address: Mac's Convenience Stores LLC
4080 W. Jonathan More 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

THE LAND SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 132 ON THE PLAN OF BELMONT LAND COMPANY'S SUBDIVISION AS OF RECORD IN BOOK 421, PAGE 34, R.O.D.C., TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CHISELED "+" IN NEW CONCRETE WALK AT THE INTERSECTION OF THE WESTERLY MARGIN OF BELMONT BOULEVARD AND THE SOUTHERLY MARGIN OF PORTLAND AVENUE; THENCE,

1. WITH THE WESTERLY MARGIN OF BELMONT BOULEVARD WITH A CURVE TO THE RIGHT (RADIUS 195.0') SOUTHWARDLY A DISTANCE OF 162.38 FEET TO AN RESET IRON PIN AT THE EASTERLY COMMON CORNER OF LOTS 132 AND 133 ABOVE STATED PLAN AND HAVING A CHORD BEARING AND DISTANCE OF S 20°14'41" E, 157.73 FEET; THENCE,

2. WITH THE COMMON LINE BETWEEN LOTS 132 AND 133, N 86°47' W, 155.91 FEET TO AN EXISTING IRON PIN ON THE EASTERLY MARGIN OF ALLEY NO. 894; THENCE,

3. WITH THE EASTERLY MARGIN OF ALLEY NO. 894, N 7°31' E, 151.71 FEET TO AN EXISTING IRON PIN ON THE SOUTHERLY MARGIN OF PORTLAND AVENUE; THENCE,

4. WITH THE SOUTHERLY MARGIN OF PORTLAND AVENUE, S 82°11' E, 82.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 19,268 SQUARE FEET OR 0.442 OF AN ACRE.

The Property is improved. The Property address is 2001 Belmont Blvd., Nashville, TN 37212.

The source of Grantor's interest is found in Deed recorded in Book 9055, Page 393, in the Register 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.