Return to:
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067
File # 11312

New Owner's Address:
Blue Beacon International, Inc.
500 Graves Boulevard
P.O. Box 856
Salina, KS 67402-0856

Send Tax Bills To:
Blue Beacon International, Inc.
500 Graves Boulevard
P.O. Box 856
Salina, KS 67402-0856

Map Parcel No.
183-9
183-36

THIS INSTRUMENT PREPARED BY:

Timothy Laycock, Esq.
Stinson Leonard Street LLP
1201 Walnut, Suite 2900
Kansas City, MO 64106

BILL GARRETT, Davidson County
Trans:T20170055795 DEEDWARRSP
Recvd: 06/29/17 14:06 7 pgs
Fees:38.00 Taxes:5920.00
20170629-0065620

TENNESSEE SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by BLUE BEACON INTERNATIONAL, INC., a Kansas corporation ("Grantee") and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, ROSE MANAGEMENT, LLC, a Tennessee limited liability company ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto the said Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee, to wit:

See **Exhibit A**, attached hereto and incorporated herein by reference

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever and Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS this the 22 day of June, 2017.

ROSE MANAGEMENT, LLC,
a Tennessee limited liability company

By _____ member
Atul Kumar, Member

STATE OF Tennessee)

COUNTY OF Williamson)

I, the undersigned Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Atul Kumar, personally known to me to be a Member of ROSE MANAGEMENT, LLC, a Tennessee limited liability company, appeared before me this day in person, and acknowledged that as such Member he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

WITNESS my hand and seal at office this 22 day of June, 2017.

NOTARY PUBLIC
My Commission Expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

STATE OF Tennessee)

COUNTY OF Williamson)

The actual consideration for this transfer is $1,600,000.

"AFFIANT"

ROSE MANAGEMENT, LLC,
a Tennessee limited liability company

By: _____ Member
Atul Kumar, Member

Subscribed and sworn to before me, this 22 day of June, 2017.

NOTARY PUBLIC
My Commission Expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

EXHIBIT A

RECORD DESCRIPTION DB 20150717-0070196

Map/Parcel 183-9

Being a parcel of land lying in the Thirty-first Councilmanic District of Nashville, Davidson County, Tennessee, being Lot 4 on the Plan of Section 2, Duke's Hidden Meadows of record in Plat Book 4175, page 143, R.O.D.C. and lying on the easterly margin of Muci Drive approximately 240 feet east of Old Hickory Boulevard and being more particularly described as follows:

Beginning at a point in the easterly margin of Muci Drive at the southwesterly corner of Lot 1 on the Plan of Duke's Hidden Meadows Subdivision of record in Plat Book 4350, page 150 R.O.D.C.; thence, leaving said margin with said Lot 1, North 11 degrees 09 minutes 01 seconds East 264.31 feet to a point; Thence, North 60 degrees 00 minutes 59 seconds West, 163.85 feet to a point in the southerly margin of Old Hickory Boulevard; thence, with said margin North 59 degrees 23 minutes 58 seconds East 98.51 feet to a right-of-way monument in the westerly margin of Interstate 24; thence, with said margin 52 degrees 59 minutes 53 seconds East, 160.27 feet to a right-of-way monument; thence, South 57 degrees 44 minutes 11 seconds East 140.17 feet to a right-of-way monument; thence South 49 degrees 33 minutes 18 seconds East 200.85 feet to a right-of-way monument; thence South 43 degrees 44 minutes 42 seconds East, 195.47 feet to an iron rod; thence leaving said margin with the northerly line of Lot 5, Section 2, Duke's Hidden Meadows Subdivision of record in Instrument No. 20030115-0006162, R.O.D.C., South 48 degrees 04 minutes 01 seconds West, 144.27 feet to a point; thence South 79 degrees 44 minutes 31 seconds West 218.40 feet to a point in the easterly margin of Muci Drive; thence, with said margin with a curve to the left having a radius of 233.90 feet a central angle of 67 degrees 19 minutes 49 seconds an arc length of 274.86 feet and a chord bearing and distance of North 45 degrees 17 minutes 51 seconds West, 259.32 feet to a point beginning and containing 153,175 square feet or 3.52 acres more or less according to a survey by Ragan-Smith-Associates, Inc. 315 Woodland Street, Nashville, TN 37206 dated June 23, 2005, Job No. 99-119/7681, RSL# 2136.

Map/Parcel 183-36 Tract IV
A Tract of land lying in the 6th Civil District, Davidson County, Tennessee, being Lot No. 1 on the Plan of Duke's Hidden Meadows Subdivision, Section 1 of record in Plat Book 4350, page 150, and being more particularly described as follows:

BEGIN at a concrete monument on the southerly margin of Old Hickory Blvd., said concrete monument being located in the southwest quadrant of Interstate 24 (South) and Old Hickory Blvd and said concrete monument denoting the end of the control access fence for said Interstate 24; thence, run S 60 degrees 51' W for 206.28 feet to a point; thence, run

S 11 degrees 09' W for 264.31 feet to a point on the northerly right of way line of a dedicated road; thence, run N 78 degrees 51' W for 206.28 feet to a point; thence, follow a curve to the right with a radius of 25.00 feet for a distance of 40.20 feet to a point on the south right-of-way line of Old Hickory Blvd; thence, follow said right-of-way line on a curve to the left with a radius of 2846.3 feet for a distance of 92.18 feet; thence, run S 73 degrees 43' E for 9.52 feet to a point; thence, run N 11 degrees 09' E for 250.24 feet to the point of beginning.

Together with an exclusive easement for the purpose of locating thereon a modular identification sign, said easement being more fully described as follows:

BEGINNING at a point in the southerly margin of 1-24, said point being 981.70 feet along said margin of 1-24 in an easterly direction from its intersection with the easterly margin of Old Hickory Blvd., and said point being the Northeast comer of Lot 4, Section II, of Duke's Hidden Meadows, of record in Book 4175, page 143, R.O.D.C.; thence S 48 degrees 04' W a distance of 40 feet to a point; thence, S 41 degrees 56' E, a distance of 30 feet to a point; thence, N 48 degrees 04; E a distance of 40 Feet to a point; thence N 41 degrees 56' W a distance of 30 feet to the point of beginning and containing .0028 acres,

And also an easement for the purpose of ingress to and egress from the property secondly described above and also for the purpose of locating thereon such power lines or lines as may be needed to serve the aforesaid modular identification sign located on the said property secondly described above, said easement being more fully described as follows:

BEGINNING at a point in the southwest comer of Lot No. 4, Section II of Duke's Hidden Meadows
of record in Book 4175, page 143, R.O.D.C., said point being in the northerly margin of proposed Muci Drive; thence, along the margin of said Muci Drive on a curve to the right a distance of 20.02 feet to a point; thence, N 79 degrees 44.5' E a distance of 224.93 feet to a point; thence, N 48 degrees 04' E, a distance of 125.67 feet to a point being on the southerly margin of the proposed Humble Oil Sign Site; thence, N 41 degrees, 56' W, a distance
of 20 feet to a point, said point being in the easterly margin of Lot No. 4; thence, S 48 degrees 04' W a distance of 120 feet to a point; thence, S 79 degrees 44.5' W, a distance of 218.4 feet to the point of beginning.

SAID access easement being 20 feet wide and being located outside of Lot No. 4 and adjacent and parallel to the easterly margin thereof, and extending from the northerly margin of proposed Muci Drive to the proposed sign location, the sign location being adjacent to the southerly margin of Interstate 24.

Being that land reserved and excepted from the property conveyed by deed dated December 13,

1971 from Humble Oil & Refining Company to William F. Burton, Jr., Trustee, of record in Book
4562, page 763, said Register's Office.

The same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by warranty deed from Paul Gold, Trustee of record in Book 8706, Page 908, said Register's Office.

Also, included in this description but excluded from this conveyance:

BEGINNING at point of intersection of the existing east margin of 1-24 and the existing north margin of Muci Drive, said point of intersection being 88.36 feet left of SR. 171 proposed centerline station 40+38.63; thence, with said existing east margin Northerly 325 feet more or less to a point; thence, with the southwest boundary of the W.F. Moss, Revocable Trust property
south 59 degrees, 53 minutes, 36 seconds east 20.83 feet to a point; thence, with the proposed southeast margin of SR. 171 south 59 degrees, 38 minutes, 41 seconds west 6.66 feet to a point,
said point being 120.00 feet left of SR. 171 proposed centerline station 37+27.71; thence, with the proposed east margin of SR. 171 (1) south 07 degrees, 32 minutes, 36 seconds west 74.11 (2)
having a 11.579.26 foot radius curve left and southerly 97.80 feet (3) South 20 degrees, 10 minutes, 01 seconds west 141.14 feet to a point, said point being 100.00 feet left of SR. 171 proposed centerline station 40+38.41; thence, with said existing north margin of Muci Drive westerly 12 feet more or less to the point of beginning containing 0.110 acres and being part of the same property conveyed from Exxon Corporation to Paul Gold, Trustee, of record in Book
6769, page 914, said Register's Office.

CONSOLIDATED PROPERTY DESCRIPTION:

This description was prepared in order to consolidate the property into one description. The description below describes the same real estate as the record description but excludes the areas excluded in the record description and excludes that area of right-of-way included in the record description which should have been excluded from the record description.

Land lying in the 31st Council District of Nashville, Davidson County, Tennessee, being the property conveyed to Radhika D. Patel, as evidenced by instrument of record in deed book 20150717-0070196, and being part of Lot 4 on the plan entitled "Section 2 Duke's Hidden Meadows", of record in plat book 4175, page 143, and also being part of Lot 1 on the plan entitled "Duke's Hidden Meadows Subdivision Section 1", of record in plat book 4350, page 150, Register's Office of Davidson County, Tennessee and being more particularly described according to an ALTA/NSPS Land Title Survey by Michael K. Story of HFR Design, Inc., dated 10-25-16 as follows:

Beginning at an iron pin with Reagan Smith cap (old) in the easterly right-of-way line of Muci Drive (a 60 foot right-of-way), and being the northwest corner of the Michael Properties, LLC A Tennessee Limited Liability Company property, of record in deed book 20020913-0111912, same being the northwest corner of Lot 5 of the plan entitled "Revision to Lot 5 Section 2 Duke's Hidden Meadows Subdivision" of record in plat book 20030115-0006162, and being the southwest corner of the herein described; thence with the easterly right-of-way line of Muci Drive, and a curve to the left having a central angle of 67 degrees 19 minutes 50 seconds, a radius of 233.90 feet, an arc length of 274.86 feet, and a chord bearing and distance of North 45 degrees 05 minutes 24 seconds West 259.32 feet to an iron pin with HFR Design cap (new); thence continuing with the northerly right-of-way line of Muci Drive, North 78 degrees 39 minutes 17 seconds West 203.77 feet to an iron pin with HFR Design cap (new) at the intersection of the northerly right-of-way line of Muci Drive with the easterly right-of-way line of Old Hickory Blvd. (right-of-way varies); thence with the easterly right-of-way line of Old Hickory Blvd., North 20 degrees 07 minutes 58 seconds East 141.14 feet to an iron pin with HFR Design cap (new); thence with a curve to the left having a central angle of 00 degrees 29 minutes 02 seconds, a radius of 11579.16 feet, an arc length of 97.80 feet, and a chord bearing and distance of North 11 degrees 24 minutes 00 seconds East 97.80 feet to an iron pin with HFR Design cap (new); thence North 11 degrees 09 minutes 41 seconds East 75.53 feet to an iron pin with HFR Design cap (new), and being South 23 degrees 15 minutes 25 seconds West 0.94 feet from a TDOT right-of-way monument (disturbed); thence North 59 degrees 36 minutes 25 seconds East 105.17 feet to an iron pin with HFR Design cap (new) in the southwesterly right-of-way line of Interstate 24; thence with the southwesterly right-of-way line of Interstate 24, South 52 degrees 47 minutes 26 seconds East 160.27 feet to an iron pin

with HFR Design cap (new) and being North 82 degrees 30 minutes 46 seconds West 2.42 feet from a TDOT right-of-way monument (disturbed); thence South 57 degrees 31 minutes 44 seconds East 140.17 feet to an iron pin with HFR Design cap (new) and being North 77 degrees 54 minutes 02 seconds West 1.86 feet from a TDOT right-of-way monument (disturbed); thence South 49 degrees 20 minutes 51 seconds East 200.85 feet to an iron pin with HFR Design cap (new) and being South 25 degrees 39 minutes 14 seconds West 0.79 feet from a TDOT right-of-way monument (disturbed); thence South 43 degrees 32 minutes 15 seconds East 195.47 feet to an iron pin with Ragan Smith cap (old) at the northeast corner of said Michael Properties, LLC A Tennessee Limited Liability Company property; thence with said Michael Properties, South 48 degrees 16 minutes 28 seconds West 144.27 feet to an iron pin with HFR Design cap (new); thence South 79 degrees 56 minutes 58 seconds West 218.40 feet to the point of beginning, containing 201,273 square feet or 4.621 acres, more or less.

Being the same property conveyed to Rose Management, LLC, a Tennessee limited liability company by deed from Radhika D. Patel of record in Instrument No. 20170209-0013693 and Instrument No. 20160930-0103023, Register's office for Davidson County, Tennessee.