PREPARED BY:
Vinson & Elkins LLP
2001 Ross Avenue, Suite 3700
Dallas, Texas 75201
Attn: Courtney Hammond

WHEN RECORDED, MAIL TO:
Stewart Title Guaranty Company
1980 Post Oak Blvd., Suite 610
Houston, Texas 77056
Attn: Jackie Furash

TAX ID: 117-14-0-064.00

Bill Garrett Davidson County
Batch# 53576 DEEDWARRSP
01/31/2018 03:34:30 PM 7 pgs
Fees: $38.00 Taxes: $8,447.10
20180131-0009998

SPECIAL WARRANTY DEED

STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DAVIDSON §

MACS RETAIL LLC, a Virginia limited liability company ("**Grantor**"), for and in consideration of the sum of $10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has BARGAINED AND SOLD and by these presents does TRANSFER AND CONVEY unto 7-ELEVEN, INC., a Texas corporation ("**Grantee**"), the tract or parcel of land in Davidson County, Tennessee, being more particularly described in Exhibit A and all buildings and improvements located thereon, together with all of Grantor's rights, titles, and interests appurtenant thereto including, without limitation, Grantor's interest, if any, in any and all easements, rights of ingress and egress, tenements, adjacent streets, roads, alleys, rights of way and any adjacent strips and gores (such land, improvements and interests are hereinafter collectively referred to as the "**Property**").

Recourse against Grantor with respect to the representations, warranties and covenants of Grantor hereunder is subject to the conditions, provisions and limitations set forth in that certain Asset Purchase Agreement (said Asset Purchase Agreement, as further amended, modified or supplemented, is hereafter referred to as the "**Purchase Agreement**") dated as of April 6, 2017, by and among Susser Petroleum Property Company LLC, a Delaware limited liability company, Sunoco Retail LLC, a Pennsylvania limited liability company, Stripes LLC, a Texas limited liability company, Town & Country Food Stores, Inc., a Texas corporation, and MACS Retail LLC, a Virginia limited liability company, as sellers, 7-Eleven, Inc., a Texas corporation ("**7-Eleven**") and SEI Fuel Services, Inc., a Texas corporation and wholly-owned subsidiary of 7-Eleven, as buyers, and, solely for the purposes of Section 5.21 of the Purchase Agreement, Sunoco Finance Corp., a Delaware corporation, and, solely for the purposes of Section 11.21 of the Purchase Agreement, Sunoco, LLC, a Delaware limited liability company, and solely for the purposes of Section 5.21 and Section 11.21 of the Purchase Agreement, Sunoco LP, a Delaware limited partnership, which Purchase Agreement shall remain in full force and effect to the full extent provided by the Purchase Agreement. Any capitalized terms used herein and not otherwise defined herein shall have the meanings ascribed thereto in the Purchase Agreement. In the event of any conflict or inconsistency between the terms of the Purchase Agreement and the terms hereof, the terms of the Purchase Agreement shall govern.

This Special Warranty Deed and the conveyance hereinabove set forth are executed by Grantor and accepted by Grantee subject to all easements, restrictions, reservations and covenants now of record in the real property records of the county in which the Property is located and further subject to all matters that a current, accurate ALTA survey of the Property would show, in each case, to the extent, and only to the extent, such matters are now in force, valid, and affect title to the Property (but reference to same shall not operate to re-impose same) (hereinafter referred to collectively as the "**Permitted Exceptions**"); provided, however, the foregoing acceptance by Grantee shall not (a) impact the rights and remedies of Grantee (or any Buyer), if any, under the Purchase Agreement or (b) expand or alter any provision of the Purchase Agreement relating to the assumption of any liability by Grantee or any Buyer.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND the title to the Property to Grantee, its successors and assigns against the lawful claims and demands of all persons claiming or to claim the same or any part thereof or interest therein by, through, or under Grantor but not otherwise, subject to the Permitted Exceptions.

Name and address for person responsible for ad valorem taxes, and name and address of Grantee is:

7-Eleven, Inc.
P.O. Box 711
Dallas, Texas 75221-0711
Attn: Ad Valorem Tax, 7-Eleven Store #: 41069.

This Special Warranty Deed is executed on the date set forth in the acknowledgment below, but is made effective as of January 23, 2018 (the "**Effective Date**").

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

EXECUTED to be effective as of the Effective Date.

MACS RETAIL LLC, a Virginia limited liability company

By: _____
Name: Tom Terry
Title: Assistant Secretary

STATE OF TEXAS §
§
COUNTY OF DALLAS §

On this the 15 day of January, 2018, before me, the undersigned, a Notary Public in the aforesaid State and County, personally appeared Tom Terry, who acknowledged himself to be the Assistant Secretary of MACS RETAIL LLC, a Virginia limited liability company, and that he, being authorized to do so, executed the foregoing instrument for the purposes therein contained and in the capacity therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

[S E A L]

KELLY GREEN
Notary Public, State of Texas
Comm. Expires 01-24-2021
Notary ID 10791191

_____
Kelly Green
Notary Public, State of Texas
My commission expires January 24, 2021

STATE OF TEXAS §
§
COUNTY OF DALLAS §

The actual consideration or value, whichever is greater, for this transfer is $2,283,000.

_____
Affiant: Tom Terry, Assistant Secretary of MACS Retail LLC

Subscribed and sworn to before me, this 15 day of January, 2018.

[S E A L]

KELLY GREEN
Notary Public, State of Texas
Comm. Expires 01-24-2021
Notary ID 10791191

_____
Kelly Green
Notary Public, State of Texas
My commission expires January 24, 2021

201801310009998

EXHIBIT A

Description of the Property

[Follows this page.]

201801310009998

Site 41069/96

A tract of land in the First Civil District Metropolitan Nashville-Davidson County, Tennessee being Parcel 64 on Tax Map 117-14 and also being the southeast corner of Lot No. 12 on the Map of Partition of the Lands of Andrew Castleman, as of record in Minute Book 3. Page 30 , County Court for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a P.K. nail on the westerly R.O.W. line of Hillsboro Pike (U.S. 431) at the northerly end of the northerly return curve at Hillsboro Pike and Abbott Martin Road (as widened); thence,

1. With said northerly return curve to the right, the northerly R.O.W. line of Abbott Martin Road (as widened) (Radius 42.00 feet) southwesterly a distance of 64.78 feet to an existing P.K. nail and having a chord bearing and distance of S 63 degrees 10 minutes 36 seconds W 58.545 feet; thence,

2. To the right with an interior angle of 141 degrees 38 minutes 41 seconds to the chord of the previous call and to the chord of this call and continuing with the northerly R.O.W. of Abbott Martin Road (as widened) with a curve to the left, (radius 510.00 feet) northwesterly a distance of 103.76 feet to an existing iron pin and having a chord bearing and distance of N 78 degrees 28 minutes 05 seconds W 103.579 feet; thence,

3. To the right with an interior angle of 82 degrees 06 minutes 30 seconds to the chord of the previous call and with the easterly line of Interval Company as of record in Book 5970. Page 39. R.O.D.C., Tennessee (known as Green Hills Shopping Center) N 19 degrees 25 minutes 25 seconds E 138.60 feet to an existing iron pin; thence,

4. To the right with an interior angle of 108 degrees 41 minutes 25 seconds and continuing with the line of Intereal Company, S 89 degrees 16 minutes 00 seconds E 150.00 feet to an existing P.K. nail on the westerly R.O.W. line of Hillsboro Pike; thence,

5. To the right with an interior angle of 71 degrees 44 minutes 24 seconds and with the westerly right-of-way line of Hillsboro Pike (U.S. 431) S 18 degrees 59 minutes 36 seconds W 130.17 feet to the point of beginning and making an interior angle of 135 degrees 49 minutes 00 seconds to the chord of the first call of this survey.

ALSO KNOWN AND DESCRIBED AS FOLLOWS:

A tract of land in the First Civil District Metropolitan Nashville-Davidson County, Tennessee being Parcel 64 on Tax Map 117-14 and also being more particularly described as follows:

Beginning at iron pin (new) on the westerly margin of Hillsboro Pike at the intersection with the northerly margin of Abbott Martin Road, proceed along a curve to the right having a radius of 42.00 feet and an arc length of 66.08 feet, said arc being subtended by a chord with a bearing of South 64 degrees 10 minutes 07 seconds West and a length of 59.47 feet, to an iron pin (new) on the northerly margin of Abbott Martin Road; thence along a curve to the left having a radius of 330.06 feet and an arc length of 102.85 feet, said arc being subtended by a chord with a bearing

of North 79 degrees 41 minutes 15 seconds West and a length of 102.44 feet, to a rebar with cap (old); thence leaving margin of Abbott Martin Road North 19 degrees 25 minutes 25 seconds East for a distance of 132.85 feet to a rebar with cap (old); thence South 89 degrees 16 minutes 00 seconds East fora distance of 150.00 feet to an iron pin (new) on the westerly margin of Hillsboro Pike; thence South 18 degrees 59 minutes 36 seconds West for a distance of 122.46 feet to the point of beginning.

Containing within said bounds 0.465 acres (20,250) square feet) more or less.

Being the same property conveyed to MACS Retail, LLC, a Virginia Limited Liability Company by Deed of Quit Claim dated 09/26/2014 from Southside Oil, LLC, a Virginia Limited Liability Company of record in Instrument 201410030091588, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Julie Read, do hereby make oath that I am 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.

Julie Read

State of TENNESSEE
County of RUTHERFORD

Personally appeared before me, Sandra S. Jackson, a notary public for this county and state, Julie Read, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 08/17/2019

SANDRA S. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY