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

Bill Garrett Davidson County
Batch# 53580 DEEDWARRSP
01/31/2018 03:37:30 PM 7 pgs
Fees: $38.00 Taxes: $19,110.50
20180131-0010002

TAX ID: 11909014000

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 #: 41083.

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 $5,165,000.

_____
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

EXHIBIT A

Description of the Property

[Follows this page.]

201801310010002

Site 41083/110

BEING land in Davidson County, Tennessee, beginning at a set 1/2" dia. iron rebar with GS&P cap in the eastern right of way line of Nolensville Pike (located North 5 Degrees 02 Minutes 10 Seconds East 10.54' from a 1/2" dia. iron rebar with red control cap N: 648658.095' E: 1748104.908') common corner with John Wei Wang and Viven Y. Wang recorded in Instrument 201406230054682 and Deed Book 4695, Page 274 in the Davidson County Register of Deeds, thence with said line the following two (2) calls and distances: 1) North 60 Degrees 51 Minutes 14 Seconds East for 278.99 feet to a set 1/2' dia. iron rebar with GS&P cap; 2) North 22 Degrees 40 Minutes 13 Seconds West for 248.56 feet to a found 3/4" dia. iron rebar common corner in the line of Dayna Fugua recorded in Instrument 200602140017715 in the Davidson County Register of Deeds;

Thence with said line North 59 Degrees 32 Minutes 09 Seconds East for 45.69 feet to a found 3/4" dia. iron rebar common corner with Riverside, LLC. Instrument 201010200084068 and Book 4689, Page 195 in the Davidson County Register of Deeds;

Thence with said line the following three (3) calls and distances: 1) South 28 Degrees 57 Minutes 26 Seconds East for 246.05 feet to a set 1/2" dia. iron rebar with GS&P cap; 2) North 60 Degrees 43 Minutes 21 Seconds East for 35.85 feet to a found 1/2" dia. iron rebar; 3) South 28 Degrees 58 Minutes 18 Seconds East for 283.54 feet to a common corner with Metro Government Book 936, Page 630 in the Davidson County Register of Deeds a set 1/2" dia. iron rebar with GS&P cap; Thence with said line the following three (3) calls and distances: 1) South 64 Degrees 46 Minutes 57 Seconds West for 244.46 feet to a set 1/2" dia. iron rebar with GS&P cap; 2) South 25 Degrees 01 Minutes 45 Seconds East for 85.00 feet to a found 1/2" dia. iron rebar; 3) South 65 Degrees 00 Minutes 53 Seconds West for 173.93 feet to a set 12" dia. iron rebar with GS&P cap in the eastern right of way line of Nolensville Pike; Thence with said line North 22 Degrees 57 Minutes 01 Seconds West for 338.87 feet to the point of beginning. Area being 136,711.03 Square Feet more or less or 3.14 Acres more or less.

AND

Land in Davidson County, Tennessee, beginning at an iron pin in the easterly right of way of present Nolensville Road, in the northerly line of the Coleman Park property with was conveyed to the City of Nashville by deed from Mrs. Laura J. Coleman as of record in Book 936, Page 630, said Register's Office, said point being 1305 feel more or less south of the centerline of Whitsett Road;

Thence with the right of way of Nolensville Road North 26° 05' West 338.87 feet to an iron pin at the corner of the White property as of record in Book 3402, Page 52, said Register's Office;

Thence with said White property North 57° 30' East, 280.25 feet to an iron pin, continuing with White North 26° 07' West 247.0 feet to an iron pin in a fence, in the southerly line of Lot no. 12 of Brown's Subdivision, plan of record in Book 332, Page 60, said Registers Office;

201801310010002

Thence with the southerly line of said Lot No. 12 and fence North 56° 47' East 46.0 feet to an iron pin at the southeast corner of Lot No. 12 and the westerly right of way of Hogan Street; thence with the line of George Forehand, Trustee of Memorial Trust South 32° 04' East 246.05 feet to an iron pin; continuing with Forehand's line North 57° 30' East 35.85 feet to an iron pin and South 32° 08' East 283.54 feet to an iron pin, by a corner post next to a rock wall, in the northerly line of the Coleman Park property conveyed to the City of Nashville by deed from Mrs. Laura J. Coleman as of record in Book 1046, Page 659, said Registers Office;

Thence with sail Coleman Park property and a fence South 60° 35' West 244.46 feet to an iron pin by a corner post; continuing with said Coleman Park property South 27° 55' East 85.0 feet to an iron pin in the northerly line of the Coleman Park property as of record in Book 936, Page 630, said Register's Office;

Thence with said Coleman Park property South 62° 10 West 173.63 feet to the point of beginning and containing 3.143 acres more or less.

Being the same property conveyed to MACS Retail LLC, a Virginia limited liability company by Warranty Deed dated 11/04/2015 from Unicorn Advertising, a Tennessee general partnership of record in Instrument 201511040112581, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MACS Retail LLC, a Virginia limited liability company by Quit Claim Deed dated 11/04/2015 from Unicorn Advertising, a Tennessee general partnership of record in Instrument 201511040112582, 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