THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

Bill Garrett Davidson County
Batch# 74839 DEEDWARRSP
03/29/2018 12:33:25 PM 5 pgs
Fees: $28.00 Taxes: $4,810.00
20180329-0029481

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Bellevue Car Wash GP 11205 Lebanon Road, Ste 86 Mount Juliet, TN 37122	Same	142-236

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, P & M INVESTMENT COMPANY, LLC (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to BELLEVUE CAR WASH GP, a Tennessee general partnership, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property.

Said property is conveyed subject to matters shown on Exhibit B attached hereto.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 7134 Highway 70 South, Nashville, Tennessee.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth above), but not further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 27th day of March, 2018.

P & M INVESTMENT COMPANY, LLC

By: _____

Title: Chief Manager

STATE OF TN)

COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid Peter Par K, Chief Mgr. of P & M Investment Company, LLC, a Tennessee limited liability company, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained on behalf of the limited liability company.

WITNESS my hand, at office, this 27 day of March, 2018.

_____

Notary Public

My Commission Expires:

04-24-2018

BRITTANY KELLEY WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires April 24, 2018

STATE OF Tennessee)

COUNTY OF Williamson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $1,300,000.

Sworn to and subscribed before me this 27th day of March, 2018.

Ashley Osgood
Notary Public

My Commission Expires:

11/9/2019

ASHLEY N OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX

EXHIBIT A

Being Lot 11 on the Plan of Bellevue Center, Section 3, a resubdivision of Lot 2 and Reserved parcel "A' as of record in Book 5200, Page 150, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to P & M Investment Company, LLC by Warranty Deed from James Bacon and wife, Rose Bacon of record in Instrument No. 20151221-0127800, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2018, a lien, not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 5200, Page 103, and as re-subdivided in Plat Book 5200, Page 150, including Ingress/Egress Access Restrictions, Register's Office for Davidson County, Tennessee.

3. Right of Way Deed for Highway Purposes of record in Book 5022, Page 488, Register's Office for Davidson County, Tennessee.

4. Easement of record in Book 5205, Page 114, Register's Office for Davidson County, Tennessee.

5. Easement of record in Book 5205, Page 116, as re-recorded in Book 5216, Page 759, Register's Office for Davidson County, Tennessee.

6. Easement of record in Book 5205, Page 120, as further conveyed in Book 6995, Page 202, Register's Office for Davidson County, Tennessee.

7. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenant of record in Book 5205, Page 123, Register's Office for Davidson County, Tennessee.

8. Cross Easement of record in Book 5205, Page 125, Register's Office for Davidson County, Tennessee.

9. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20070514-0057479, Register's Office for Davidson County, Tennessee.

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