Box 36

THIS INSTRUMENT WAS PREPARED UPON INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

Portion of Tax Identification No. 171-00-0-107.00

This Instrument Was Prepared By:
Yost Robertson Weigel PLLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 794-9678

Bill Garrett Davidson County
Batch# 121243 **DEEDWARR**
07/26/2018 02:48:09 PM 3 pgs
Fees: $18.00 Taxes: $4,625.00

20180726-0073125

Send Tax Bills To:

SAME AS NEW OWNER

New Owner:

Tri Star Energy, LLC
1740 Ed Temple Boulevard
Nashville, TN 37208

Mortgagee:

N/A

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Niegel L. Massey, Co-Executor of the Estate of Charles W. Witherspoon, Jr.**, and **Jodie H. Smith, Co-Executor of the Estate of Charles W. Witherspoon, Jr.**, Grantors, have bargained and sold and by these presents do transfer and convey unto **TRI STAR ENERGY, LLC**, a Delaware limited liability company, Grantee, its heirs, successors and assigns, the property located in Davidson County, Tennessee being described as follows:

Being a portion of the Formosa & Holt Subdivision as recorded in Book 4350, Page 198, in the records of the Register of Deeds for Davidson County, Tennessee and being fully described as follows:

BEGINNING at the southeast corner of the above mentioned Subdivision at a found iron rod; thence North 83°14'57" West, along the south line of the aforementioned Subdivision, a distance of 192.47 feet to a found iron rod at the west right-of-way line of Wilson Pike Circle; thence along said right-of-way and a curve concave to the west having a radius of 1310.00, a central angle of 06°32'04" and an arc length of 149.40 feet (chord bearing North 07°18'32" East, chord distance 149.32 feet); thence South 83°25'02" West, a distance of 180.45 feet to the west right-of-way of Interstate 65; thence South 02°48'03" West, a distance of 150.22 feet to the Point of Beginning. Said lands situate, lying and being in Davidson County, Tennessee and contain 28,085 Square feet (0.65 Acres) more or less, according to an ALTA/NSPS Land Title Survey, dated July 12, 2018, prepared for TriStar Energy, LLC, prepared by Pinnacle Land Surveying, Inc., Dean M. Gerchar, R.L.S. No. 2663.

Being part of the same property vested in the heirs at law of L. H. Holt by Decree in the Chancery Court for Davidson County, Tennessee, of record in Minute Book 114, page 344, Clerk and Master's Office for said County. Further being part of the same property vested as follows pursuant to the Order of record in Minute Book 198, pages 184 and 185 in said Clerk and Master's Office; Ethel Mai Witherspoon Van Buren, as to a 1/36 interest; John P. Holt, as to a 16/36 interest in fee and a 10/36 interest for life and Charles W. Witherspoon, Jr., as to a 9/36 interest. The said Ethel Mai Van Buren having died in 1972 and pursuant to her Last Will and Testament of record in Will Book 103, page 442, in the Probate Clerk's Office for said County, she devised her interest in the subject property to Third National Bank as Trustee, and William Paul Stubbs in equal shares. The said Third National Bank, as Trustee under the Will of Ethel Mai Van Buren, having conveyed their interest in the subject property to John P. Holt by Deed of Correction of record in Book 5256, page 887, Register's Office of Davidson County, Tennessee. Barbara Stubbs Given, William Stubbs, David Stubbs and Paul Stubbs (aka William Paul Stubbs) conveyed all of their right, title and interest in the subject property to Charles W. Witherspoon, Jr. by Quitclaim Deed of record in Book 7303, Page 258, Register's

Office of Davidson County, Tennessee. The said John P. Holt having since died on October 1, 1984 and pursuant to his Last Will and Testament of record in Will Book 48, page 66 in the Probate Clerk's Office for Williamson County, Tennessee (Said Will also filed in Book 6571, page 347 in the Davidson County Register's Office) he devised his interest in the subject property to Charles W. Witherspoon, Jr.

Charles W. Witherspoon, Jr. died August 9, 2017 and the subject property vested in his Estate.

This is ( ) unimproved (X) improved property with an address of 799 Old Hickory Blvd., Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, its heirs, successors and assigns forever.

AND GRANTORS DO COVENANT with the said Grantee that it is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: 1) 2018 Davidson County - Nashville Metropolitan, Tennessee taxes are a lien not yet due and payable. Grantee will be responsible for the payment of said taxes when they come due and payable. 2) Subject to all matters shown on the Plan of record in Plat Book 4350, page 198, as amended in Book 4474, page 220, Register's Office of Davidson County, Tennessee. 3) Rights of ingress and egress to the State of Tennessee as set forth in the Consent Judgement and Final Decree of record in Book 8901, page 885, in the Register's Office for Davidson County, Tennessee. 4) Matters appearing on the ALTA/NSPS Land Title Survey, dated July 12, 2018, prepared for TriStar Energy, LLC, prepared by Pinnacle Land Surveying, Inc., Dean M. Gerchar, R.L.S. #2663.

AND GRANTORS DO FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, its heirs, successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands on this the 26th day of July, 2018.

Estate of Charles W. Witherspoon, Jr.,

By: _____
Niegel L. Massey, Co-Executor

By: _____
Jodie H. Smith, Co-Executor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Niegel L. Massey and Jodie H. Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Co-Executors of the Estate of Charles W. Witherspoon, Jr., the within named bargainor, and they as such Co-Executors, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, on this 26th day of July, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 05-05-2020

WES WEIGEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Million Two Hundred Fifty Thousand and no/100 ($1,250,000.00) dollars which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Roberta R Sanders
AFFIANT

Sworn to and subscribed before me this 26 day of July, 2018.

June E. Rowell
NOTARY PUBLIC

My Commission Expires: 9-7-21

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021