Bill Garrett Davidson County
Batch# 126720 DEEDQC
08/09/2018 08:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180809-0078309

QUITCLAIM DEED

This instrument was prepared by N. Courtney Hollins, Dickinson Wright PLLC, 424 Church Street, Suite 800, Nashville, Tennessee 37219
(615) 780-1108

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP / PARCEL NO.
Lighthouse Gallatin Partners, LLC c/o The Lighthouse Group, LLC 15332 Antioch Street, Suite 540 Pacific Palisades, CA 90272 Attn: Gary Leshgold	Same	Map/Parcel: 0721001550

State of Tennessee)
County of Davidson) The actual consideration or value for this transfer, whichever is greater is $0.00.

Laci Tanner
Affiant

Personally appeared before me, sworn to and subscribed before me this 8th day of August, 2018.

[SEAL]

Jodean M. King
Notary Public
My commission expires: 6/21/2021

JODEAN M. KING
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

FOR AND IN CONSIDERATION of the sum of **TEN and NO/100 DOLLARS ($10.00)** cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Sunoco Retail LLC,** a Pennsylvania limited liability company, (successor by merger with MACS Retail LLC, a Virginia limited liability company) (the "Grantor"), does hereby quitclaim and convey unto **Lighthouse Gallatin Partners, LLC**, a Delaware limited liability company (the "Grantee"), its successors and assigns, all of its right, title and interest in and to the described tract or parcel of land in Nashville, Davidson County, State of Tennessee, more particularly described on **Exhibit A** hereto attached and made a part hereof.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, easements, rights of way for public utilities, limitations, restrictive covenants, and encumbrances, if any, as may affect the premises.

THIS IS IMPROVED PROPERTY KNOWN AS: 2814 Gallatin Pike, Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand on this 8th day of August, 2018.

GRANTOR:

SUNOCO RETAIL LLC, a Pennsylvania limited liability company (successor by merger with Mid-Atlantic Convenience Stores, LLC, a Delaware limited liability company, the successor by merger with MACS RETAIL LLC, A Virginia limited liability company)

By: _____

Name: David Rouse
(please print)

Title: Senior Manager - Real Estate

STATE OF TEXAS)
COUNTY OF DALLAS)

Before me, the undersigned, a Notary Public of said County and State, personally appeared David Rouse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior Manager - Real Estate of Sunoco Retail LLC, a Pennsylvania limited liability company, the within named bargainor, and that as such Senior Manager - Real Estate executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by himself as such Senior Manager - Real Estate.

Witness my hand and seal, at office in Dallas, Texas, this 7th day of August, 2018.

TERRECELYN Y. HUTSON
Notary Public, State of Texas
Comm. Expires 06-27-2021
Notary ID 131186722

_____
NOTARY PUBLIC

My Commission Expires: 06-27-2021

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a "PK" nail found, being the northwestern corner of the McDonald's Corporation property, as described in Deed Book 4900 Page 439, in the Right of Way of Gallatin Pike;

1) Thence; North 20 degrees 04 minutes 27 seconds East, a distance of 200.40 feet to an iron pin found,

2) Thence; South 75 degrees 18 minutes 24 seconds East, a distance of 259.42 feet to an iron pin found,

3) Thence; South 75 degrees 26 minutes 18 seconds East, a distance of 87.26 feet to an iron pin found,

4) Thence; South 18 degrees 54 minutes 05 seconds West, a distance of 240.88 feet to a concrete monument found,

5) Thence; North 68 degrees 39 minutes 44 seconds West, a distance of 350.15 feet to the point of BEGINNING.

The above description being pursuant to ALTA/ACSM As-Built & Topographic Survey, Lighthouse Group, 2814 Gallatin Pike, Nashville, Davidson County, Tennessee, File No. 18028, dated May 13, 2018, prepared by Phillip E. Holmes, Jr., RLS #1728 of Volunteer Land Surveying Services.

Being the same property conveyed to MACS Retail LLC, a Virginia limited liability company by deed from J A S Group, Inc., a Tennessee corporation, of record in Instrument No. 201602050011507 and Instrument No. 201602050011508, Register of Deeds Office for Davidson County, Tennessee. MACS Retail LLC merged with and into Mid-Atlantic Convenience Stores, LLC, a Delaware limited liability company on July 1, 2018 (see acknowledgement of Merger recorded as Instrument No. 20180726-0073041, in the aforesaid office) and Mid-Atlantic Convenience Stores, LLC, subsequently merged with and into Sunoco Retail LLC, a Pennsylvania limited liability company, on July 1, 2018 (see acknowledgement of Merger recorded as Instrument No. 20180726-0073042, in the aforesaid office).

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/21/2021

Notary Seal:

