Address New Owner:	Map-Parcel Number(s):	Send Tax Bills To:
Tri Star Energy, LLC 1740 Ed Temple Blvd Nashville, TN 37208	No Parcel Assigned TDOT Right of Way	Tri Star Energy, LLC 1740 Ed Temple Blvd Nashville, TN 37208
This instrument prepared by: State of Tennessee, Department of General Services, 312 Rosa L. Parks Avenue, 24th Floor, Nashville, Tennessee 37243		

QUITCLAIM DEED
Transaction #18-02-009

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 all of which are hereby acknowledged, the **STATE OF TENNESSEE** ("Grantor") hereby transfers, conveys, sells, assigns, and quitclaims to **TRI STAR ENERGY, LLC, A Delaware Limited Liability Company** ("Grantee"), Grantee's successors and assigns, any interest in the real property located adjacent to 7354 Charlotte Pike in Davidson County, Nashville, TN 37209, as more particularly described in Exhibit A and depicted in Exhibit B, which is attached hereto and incorporated herein by reference (the "Property").

This is .111 acre of improved property in Davidson County, Nashville, TN.

Being a portion of the property conveyed to the State of Tennessee as recorded in Book 7922, Page 682, in the Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $96,700.00

Affiant

Subscribed and sworn to before me this 9th day of March, 2018.

LORETTA MARIE SALTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: March 3, 2020

Karen Y Johnson Davidson County
Batch# 140853 DEEDQC
09/14/2018 12:04:30 PM 5 pgs
Fees: $28.00 Taxes: $357.79

20180914-0091445

This conveyance is made and accepted subject to the following conditions which will be binding upon the Grantees, their successor and assigns, and shall run with the land in perpetuity.

Said conditions are as follows:

(1) No person, on the grounds of sex, handicap, race, color, religion, age, or national origin shall be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in the use of any public accommodations which may be constructed on the above described land;

(2) That in connection with the construction of any improvements on said lands and the furnishings of services thereon, no discrimination shall be practiced and in the selection of employees and contractors, by contractors in the selection and retention of first-tier subcontractors and by first-tier subcontractors in the selection of the retention of second-tier subcontractors;

(3) That such discrimination shall not be practiced against the public in their access to and use of the facilities and services provided for public accommodations (such as eating, sleeping, rest, recreation, and vehicle servicing) constructed or operated on the above described land;

(4) That the Grantees comply with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended, Title 49, Code of Federal Regulations, Part 27, Nondiscrimination on the Basis of Handicap in Programs and Activities Receiving or Benefiting from Federal Financial Assistance; and 23 U.S.C., Section 324;

(5) That this conveyance is subject to any interest a person(s), business, governmental entity, or utility may have in the placement and maintenance of existing utility facilities located on the property;

(6) No junkyards, as defined in 23 U.S.C., Section 136 shall hereafter be established or maintained on land released as excess to highway needs. No signs, billboards, outdoor advertising structures or advertisement of any kind as provided for in 23 U.S.C., Section 131 shall be hereafter erected, displayed, placed or maintained upon or within the land released, except that signs may be erected and maintained to advertise the sale, hire or lease of the property, or the principal activities conducted on the land upon which the signs are located.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 28th day of March, 2018.

GRANTOR:

STATE OF TENNESSEE

By: _____
Robert E. Oglesby, Commissioner
Department of General Services

APPROVED:

_____
Herbert H. Slatery III, Attorney General and Reporter

_____
Bill Haslam, Governor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public for Davidson County, Robert E. Oglesby, Commissioner of the Department of General Services of the State of Tennessee, with whom I am personally acquainted and who, upon oath, acknowledged that he is the Commissioner of the Department of General Services, and that he as such Commissioner, being authorized so to do, executed the foregoing instrument for the purposes contained therein by signing the name of the State of Tennessee by himself as Commissioner.

Witness my hand and seal at office this the 9th day of March, 2018.

LORETTA MARIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

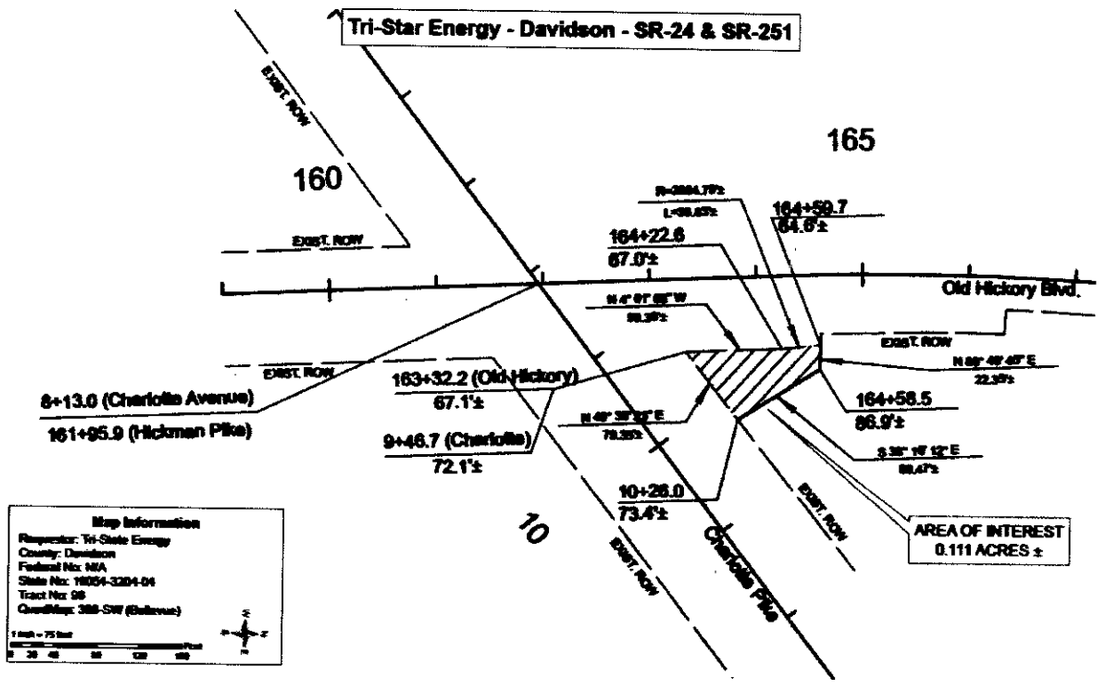
_____
Notary Public

My Commission Expires: March 3, 2020

Exhibit A

Beginning at a point of intersection between the west property line of Tri-Star Energy and the east present right-of-way line of SR-251 (Old Hickory Blvd.) on Highway Project No. 19054-3204-04, point being 64.62' feet± right of project centerline station 164+59.72, thence along present right-of-way and Tri-Star Energy property line as follows: north 89 degrees 49 minutes 45 seconds east 22.35' feet± to a point, 86.94' feet± right of SR-251 (Old Hickory Blvd.) centerline station 164+58.48, thence south 33 degrees 16 minutes 12 seconds east 89.47' feet± to a point, 73.36' feet± left of SR-24 (Charlotte Pike)centerline station 10+26.05, thence along proposed right-of-way line south 49 degrees 33 minutes 23 seconds west 79.35' feet± to a point, 72.06' feet± left of SR-24 (Charlotte Pike) centerline station 9+46.71, said point also being 67.05' feet± right of SR-251 (Old Hickory Blvd.) centerline station 163+32.17, thence north 04 degrees 01 minutes 03 seconds west 90.36' feet± to a point, 67.05' feet± right of SR-251 (Old Hickory Blvd.) centerline station 164+22.56, thence curving to the left in a northeasterly direction an arc length of 36.83' feet± along a non-tangential curve concave westerly having a radius of 2084.79' feet± and a chord bearing of north 07 degrees 26 minutes 45 seconds west 36.38' feet± to a point of beginning, containing 0.111 ac.(4833 square feet) more or less.

Exhibit B


Tri-Star Energy - Davidson - SR-24 & SR-251
EXIST. ROW
160
165
EXIST. ROW
164+22.6
67.0'±
164+59.7
64.6'±
Old Hickory Blvd.
EXIST. ROW
EXIST. ROW
163+32.2 (Old Hickory)
67.1'±
8+13.0 (Charlotte Avenue)
161+95.9 (Hickman Pike)
9+46.7 (Charlotte)
72.1'±
164+58.5
86.9'±
10+26.0
73.4'±
10
EXIST. ROW
Charlotte Pike
EXIST. ROW
AREA OF INTEREST
0.111 ACRES ±
Map Information