Karen Y Johnson Davidson County
Batch# 169247 DEEDWARRSP
11/30/2018 04:20:30 PM 5 pgs
Fees: $28.00 Taxes: $4,884.00
20181130-0117254

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
MAPCO Express, Inc. 801 Crescent Centre Drive, Suite 300 Franklin, Tennessee 37067 Attention: Real Estate	Map/Parcel No. 11400023800	MAPCO Express, Inc. 801 Crescent Centre Drive, Suite 300 Franklin, Tennessee 37067 Attention: Real Estate
This instrument prepared by: Bradley Arant Boult Cummings LLP (MBN) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

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, DR. A.L. YAKABOW, an individual resident of the State of Florida (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to MAPCO EXPRESS, INC., a Delaware corporation (the "Grantee"), Grantee's successors and assigns, the real property described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements, interests, privileges, tenements and hereditaments appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the public roads and public rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on Exhibit B, attached hereto and incorporated herein by reference, but only to the extent that such matters are valid, existing and actually affect the Property (the "Permitted Encumbrances").

This is improved property located at 626 Old Hickory Boulevard, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances arising by, through or under Grantor, except the Permitted Encumbrances.

Grantor covenants and binds itself and its heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,320,000.00.

Teresa A Beardsley
Affiant

Subscribed and sworn to before me this 30th day of November, 2018.

ASHLEY N OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX

Ashley Osgood
Notary Public
My Commission Expires: 11-9-2019

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 30th day of November, 2018.

GRANTOR:

Dr. A.L. Yakabow

STATE OF Florida)
COUNTY OF Nassau)

Personally appeared before me, Preston H Durrance III, the undersigned, a Notary Public in and for said County and State, the within named Dr. A.L. Yakabow, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Fernandina Beach, Florida, on this the 29 day of November, 2018.

Notary Public

My Commission Expires:
08/13/2020

Preston H. Durrance, III
State of Florida
My Comm. Expires 08/13/2020
Commission No. GG 10537

EXHIBIT A

Land in the 8th Civil District of Davidson County, Tennessee, beginning at an iron pin in the easterly margin of Old Hickory Boulevard, said point being 235 feet South of the southerly margin of Sonya Drive where it intersects with the easterly margin of Old Hickory Boulevard, said 235 feet being measured along the easterly margin of Old Hickory Boulevard; thence South 59° 45' East 158.6 feet to an iron pin; thence South 36° East 87.5 feet to an iron pin; thence South 10° East 93.2 feet to an iron pin; thence North 89° 30' West 206.9 feet to an iron pin in the easterly margin of Old Hickory Boulevard; thence with the easterly margin of Old Hickory Boulevard, North 0° 25' East 241.3 feet to the point of beginning. The above described property was based upon a survey by the Cummings Surveying Company, Gary R. Cummings, Surveyor, dated April 6, 1967.

Being the same property conveyed to Dr. A. L. Yakabow by Warranty Deed of record in Book 6426, Page 365, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes and assessments for the year 2019 and subsequent years, not yet due and payable.

2. Agreement for Dedication of Public Utilities Easement of record in Book 7908, page 390, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Heather Wood, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Osgood, a notary public for this county and state, Heather Webb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Osgood

Notary's Signature

My Commission Expires: 11/9/2019.

Notary's Seal (If on paper)

ASHLEY N OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX