THIS INSTRUMENT PREPARED BY:
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Atlanta, Georgia 30339

Karen Y Johnson Davidson County
Batch# 180111 DEEDWARRSP
01/03/2019 11:18:30 AM 6 pgs
Fees: $33.00 Taxes: $10,082.50
20190103-0000723

SPECIAL WARRANTY DEED

DATED DECEMBER 28, 2018

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Racetrac Petroleum, Inc., a Georgia corporation 200 Galleria Parkway, Suite 900 Atlanta, Georgia 30339	Racetra Petroleum, Inc., a Georgia Corporation 200 Galleria Parkway, Suite 900 Atlanta, Georgia 30339	Part of 03402007400

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, 1800 GALLATIN INVESTORS, a Tennessee general partnership (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto RACETRAC PETROLEUM, INC., a Georgia corporation (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See Exhibit A attached hereto.

Being part of the same property conveyed to 1800 Gallatin Investors, by deed of record at Instrument No. 20190103-0000599, in the Register's Office of Davidson County, Tennessee.

This is improved property commonly known as 1800 Gallatin Pike North. Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed on **Exhibit B** and representations and limitations as expressly provided for hereby.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

1800 GALLATIN INVESTORS, a Tennessee General Partnership

By: EQUINOX 1800 GALLATIN, a Tennessee General Partnership, its Managing Partner

By: _____ (SEAL)
Ryan Stahl, Managing Partner

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF ORANGE

Before me, Kirsten Davis, a Notary Public of said County and State, personally appeared Ryan Stahl, with whom I am personally acquainted, who, upon oath, acknowledged himself to be the Managing Partner of Equinox 1800 Gallatin, a Tennessee General Partnership, the Managing Partner of 1800 Gallatin Investors, a Tennessee General Partnership, the within-named Grantor, and that as such Managing Partner he executed the foregoing instrument for the purposes therein contained, by signing the name of the within named Grantor, and on its behalf, by himself as Managing Partner.

WITNESS my hand and seal, at office, this 21st day of December, 2018.

Kirsten Davis
Notary Public

My commission expires: 1/30/21

NOTARY SEAL
Kirsten Davis
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG067822
Expires 1/30/2021

AFFIDAVIT OF CONSIDERATION

STATE OF FLORIDA

COUNTY OF ORANGE

The actual consideration or value, whichever is greater, for this transfer is $2,725,000.00.

Affiant

Subscribed and sworn to before me this the 21st day of December, 2018.

Kirsten Davis
Notary Public

My Commission Expires: 1/30/21 [Notary Seal]

Kirsten Davis
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG067924
Expires 1/30/2021

Kirsten Davis
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG067924
Expires 1/30/2021

EXHIBIT A
(to Special Warranty Deed)

Legal Description

A portion of Lot 1 as shown on the final plat entitled, "Rivergate Park Corner" of record in Book 5200, page 498, in the Register's Office for Davidson County, Tennessee being located in Metropolitan Nashville and Davidson County, Tennessee, and being more particularly described as follows:

Commencing at the northeast corner of said Lot 1 being in the northwesterly right-of-way of Gallatin Pike North (public right-of-way varies); thence, with said northwesterly right-of-way, S 87° 06' 53" W, 194.81 feet; thence, continuing with said right-of-way, S 35° 30' 08" W, 111.91 feet to the POINT OF BEGINNING of the herein described tract; thence,

Continuing with said northwesterly right-of-way for the following three calls:

1. S 35° 30' 08" W, a distance of 200.24 feet;
2. N 54° 29' 52" W, a distance of 4.00 feet;
3. S 34° 58' 57" W, a distance of 129.58 feet to the easterly terminus of the northerly curve return at the intersection of said Gallatin Pike North and Rivergate Parkway (public right-of-way varies); thence,

With said curve return with a non-tangent curve to the right having a central angle of 88° 22' 01", a radius of 110.00 feet, an arc length of 169.65 feet, and a chord bearing and distance of N 62° 03' 30" W, 153.33 feet to the northeasterly right-of-way of said Rivergate Parkway; thence,

With said northeasterly right-of-way, N 18° 38' 12" W, a distance of 198.86 feet; thence,

Leaving said northeasterly right-of-way and with a new line (not a surveyed line) for the following five calls:

1. N 71° 21' 48" E, a distance of 47.97 feet;
2. N 35° 30' 08" E, a distance of 211.46 feet;
3. S 54° 29' 52" E, a distance of 147.54 feet;
4. S 35° 30' 08" W, a distance of 16.85 feet;
5. S 54° 29' 52" E, a distance of 140.34 feet to the POINT OF BEGINNING and containing 2.27 acres, more or less.

EXHIBIT B
(to Special Warranty Deed)

Permitted Exceptions

1. Taxes for the year 2019, a lien, not yet due and payable.

2. Easements and rights incidental thereto, as shown on the Plan of record in Plat Book 5200, Page 498, Register's Office of Davidson County, Tennessee.

3. Right-of-Way Easement(s) to Nashville Gas Company, recorded in Book 5494, Page 956, Register's Office of Davidson County, Tennessee.

4. Right-of-Way Easement(s) to The Metropolitan Government of Nashville and Davidson County, Tennessee, established pursuant to instrument recorded in Book 4464, Page 462, Register's Office of Davidson County, Tennessee.

5. Drainage Easement(s) to The Metropolitan Government of Nashville and Davidson County, Tennessee, as established pursuant to instrument recorded in Book 4864, Page 739, Register's Office of Davidson County, Tennessee.

6. Terms and conditions of Lease of record in Book 9379, Page 122, Register's Office for Davidson County, Tennessee; with respect thereto, by and between Toys "R" Us and El Chico Restaurant, Inc.

7. Rights of tenants in possession, as tenants only, pursuant to written but unrecorded, unexpired leases in effect as of the date of the Policy, without rights or options to purchase the insured property.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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, Brina Mathis, a notary public for this county and
Notary's Name

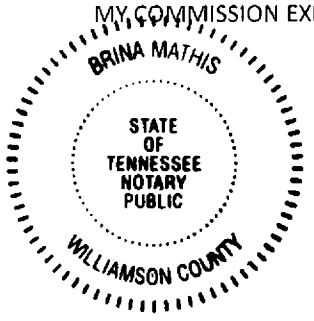
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).