ADDRESS NEW OWNER: IMO US South, LLC
6300 S. Syracuse Way, Suite 205
Centennial, CO 80111

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 16100030600

Karen Johnson Davidson County
Batch# 213102 DEEDWARRSP
04/03/2019 08:49:30 AM 4 pgs
Fees: $23.00 Taxes: $5,230.80
20190403-0029978

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Nolensville Pike Carwash Partnership, a Tennessee general partnership** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **IMO US South, LLC, a Delaware limited liability company** (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:

LAND in Davidson County, Tennessee, being Lot 3 on the Plan of Final Plat of Resubdivision of Lots 3 and 4, Revision of the Final Plat, Wal-Mart Nashville South, of record in Instrument No. 20100826-0067630, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nolensville Pike Carwash Partnership, a Tennessee general partnership, by Warranty Deed of record in Instrument No. 20110429-0032807, in the Register's Office of Davidson County, Tennessee.

This is property with a common address of 5828 Nolensville Pike, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
See Exhibit A attached hereto and made a part hereof.

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

Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

Grantor for itself and its successors, do covenant with the said Grantee, its heirs, successors and assigns, that is has not made, done, executed or suffered any act or thing whereby the above-described premises or any part thereof now or at anytime hereafter, shall or may be imperiled, charged or encumbered in any manner.

Grantor further covenants and binds itself, its representatives and assigns, to warrant and forever defend the title to the said premises to the Grantee, their heirs, successors and assigns, against the lawful claims of all parties claiming by, through or under it, but no further otherwise.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 1st day of April 2019.

Nolensville Pike Carwash Partnership, a Tennessee ~~limited liability company~~ general partnership Managing JKC
By Joseph Kent Carter Trustee of the Integrity Properties Trust dated December 9, 2016, PARTNER

By: Joseph Kent Carter Trustee, Managing Partner Managing Partner
Joseph Kent Carter, Trustee of the Integrity Properties Trust dated December 9, 2016, JKC

COMMONWEALTH OF KENTUCKY
COUNTY OF Allen

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and Commonwealth, the within named Joseph Kent Carter, Trustee of the "Integrity Properties Trust dated December 9, 2016," with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of April 2019.

Penny L. Martin
Notary Public
My Commission Expires: January 22, 2022

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF ~~Davidson~~ Allen
The actual consideration or value, whichever is greater for this transfer is $ 1,413,729.50

Joseph Kent Carter Trustee, managing Partner
Affiant

PENNY L. MARTIN NOTARY PUBLIC STATE AT LARGE KY MY COMMISSION EXPIRES 01-22-2022

Subscribed and sworn before me this 1st day of April 2019.

Penny L. Martin
Notary Public
My Commission Expires: January 22, 2022

File No. 1903K068

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Joseph Kent Carter, Trustee of the "Integrity Properties Trust dated December 9, 2016," with whom I am personally acquainted, who acknowledged that he is the Managing Partner of Nolensville Pike Carwash Partnership, a Tennessee ~~limited liability company~~ general partnership, the within bargainor, and as such Managing Partner, being given the authority to do so, executed the within instrument on behalf of Nolensville Pike Carwash Partnership, a Tennessee general partnership, by signing its name as such Managing Partner.

Witness my hand and official seal at office, this 1st day of April 2019.

Notary Public
My Commission Expires: 7-8-19

MARY KATHRYN CHARLTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

(1) Property taxes for the year 2019 and subsequent years, a lien not yet due or payable.
(2) All matters appearing on the Plan of record in Instrument No. 20100826-0067630, Register's Office for Davidson County, Tennessee.
3) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6371, Page 712, said Register's Office.
(4) Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6479, Page 82, and Book 6479, Page 85, said Register's Office.
(5) Stormwater Detention Agreement of record in Instrument No. 20051214-0150210, said Register's Office.
(6) Access Easement Agreement of record in Instrument No. 20061019-0129858, said Register's Office.
(7) Declaration of Covenants and Restrictions of record in Instrument No. 20061103-0137210, said Register's Office.
(8) Declaration of Reciprocal Easement and Restrictions of record in Instrument No. 20100903-0070480, said Register's Office.
(9) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20120803-0068931, said Register's Office.

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, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

Notary's Signature

My Commission Expires: 4-21-2020

Notary's Seal (if on paper)

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY