SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $990,000.00.

Affiant

Subscribed and sworn to me this 30th day of 2019.

NOTARY PUBLIC

My Commission Expires: 7/9/2022

JENNIFER L. JUNG STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

Karen Johnson Davidson County
Batch# 289264 DEEDWARRSP
09/20/2019 04:01:07 PM 4 pgs
Fees: $23.00 Taxes: $3,663.00

20190920-0095985

THIS INSTRUMENT WAS PREPARED BY AND UPON RECORING RETURN TO:

ORTALE KELLEY LAW FIRM (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #310971

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
TRI STAR ENERGY, LLC 1740 Ed Temple Boulevard Nashville, TN 37208	NEW OWNER	134-14-0-052.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **PETRO EXPRESS PROPERTIES, LLC**, a Tennessee limited partnership, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **TRI STAR ENERGY, LLC**, a Delaware limited liability company, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows:

See Exhibit A attached hereto

This property is also known as improved property located at 1277 Antioch Pike, Nashville, Davidson County, Tennessee 37211.

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, its successors and representatives, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, against the lawful claims of all persons claiming by or through 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.

[signatures commence on the following page]

WITNESS my hand this 20th day of September, 2019.

GRANTOR:

PETRO EXPRESS PROPERTIES, LLC

By: _____
William C. Kimbro, its Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared **William C. Kimbro**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Chief Manager of PETRO EXPRESS PROPERTIES, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of Petro Express Properties, LLC, by himself as said Chief Manager.

Witness my hand and official seal in Nashville, Tennessee on September 19th, 2019.

_____
Notary Public, State of Tennessee
My Commission Expires: 8-21-23

CINDY A. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

EXHIBIT A
Legal Description

The land referred to in this Commitment is described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Taco Bell Subdivision Two, of record in Plat Book 7900, Page 448, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Together with easements reserved in an instrument recorded in Book 8777, Page 41, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Petro Express Properties, LLC by Trustee's Deed from T. Larry Edmondson, as Trustee in Bankruptcy for Robert Darrell Breece and wife, Rita J. Breece, pursuant to a Bankruptcy Court Order, of record in Instrument No. 20081121-0114711, Register's Office for Davidson County, Tennessee, dated November 19, 2008 and recorded on November 21, 2008.

EXHIBIT B
Permitted Encumbrances

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

2. Subject to all matters shown on the Plan of record in Plat Book 4350, Page 35, Plat Book 7900, Page 448 and Plat Book 8250, Page 301, Register's Office for Davidson County, Tennessee.

3. Restrictions set out in Deed of record in Book 8777, Page 41, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 6932, Page 85 and Book 6932, Page 133, in the Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement of record in Book 7682, Page 7 44 and Book 7682, Page 750, in the Register's Office for Davidson County, Tennessee.

6. Terms and Conditions of Reciprocal Easement Agreement of record in Book 9813, Page 859, in the Register's Office for Davidson County, Tennessee.

7. Right of Way for Antioch Pike and Harding Place.

8. Agreement for dedication of public right-of-way in Instrument No. 20190812-0080297, Register's Office of Davidson County, Tennessee.