| SPECIAL WARRANTY DEED | STATE OF TENNESSEE, COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $550,000.00.<br>Affiant<br>Subscribed and sworn to me on October 30, 2019.<br>NOTARY PUBLIC<br>My Commission Expires: 7/9/2022 |
|---|---|

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

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 #32962

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| TRI STAR ENERGY, LLC<br>1740 Ed Temple Boulevard<br>Nashville, TN 37208 | NEW OWNER | 071-02-0-074.00 |

**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 company, 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 Davidson County, State of Tennessee, described as follows:

**See Exhibit A attached hereto**

This property is also known as improved property located at 2312 Brick Church Pike, Nashville, Davidson County, Tennessee 37207.

**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]*

Karen Johnson Davidson County
Batch# 308588 DEEDWARRSP
10/30/2019 02:40:23 PM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20191030-0111560

**WITNESS** my hand this 30th day of October, 2019.

**GRANTOR:**

PETRO EXPRESS PROPERTIES, LLC

By: _____
William C. Kimbro, its Chief Manager

CINDY A. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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 October 29th, 2019.

Cindy A Hunter
Notary Public, State of Tennessee
My Commission Expires: 8-21-23

**EXHIBIT A**
**Legal Description**

Land in the 12th Civil District of Davidson County, Tennessee, being part of Lots Nos. 13, 14, 15 and 16 on the Plan of E. C. Scruggs 2nd Avondale Addition of record in Plat Book 161, page 60, in the Register's Office for Davidson County, Tennessee.

Lots Nos. 13 and 14 being recorded in Deed Book 1345, page 246, Lot No. 15 in Deed Book 655, page 52, and Lot No. 16 in Deed Book 3974, page 605, in the Register's Office for Davidson County, Tennessee.

Beginning at an iron pin in the Westerly margin of Brick Church Pike and the Southerly margin of Avondale Circle, thence with the West margin of Brick Church Pike, South 17 degrees 11 minutes East 152.5 feet to an iron pin; thence South 02 degrees 52 minutes West 58.55 feet to an iron pin; thence leaving said right of way line, South 72 degrees 10 minutes West 108.15 feet to an iron pin; thence North 17 degrees 06 minutes West 217.0 feet to an iron pin, said pin being located in the Southerly margin of Avondale Circle; thence with said right of way line, North 76 degrees 30 minutes East 128.12 feet to the point of beginning.

Included in the above description, but expressly excluded therefrom is a portion of the land acquired by Metropolitan Government of Nashville/Davidson County, Tennessee, by Consent Judgment and Final Decree of record in Book 10462, page 478, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Petro Express Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Do Rick Chung, of record in Instrument No. 20120629-0057386, Register's Office for Davidson County, Tennessee.

**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 161, Page 60, Register's Office for Davidson County, Tennessee.

3. Right of way of Brick Church Pike, Avondale Circle and 1060 Alley.