SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 308652 DEEDWARRSP
10/30/2019 03:49:53 PM 5 pgs
Fees: $28.00 Taxes: $4,440.00

20191030-0111651

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,200,000.00.

Affiant

Subscribed and sworn to me on October 30 2019.

NOTARY PUBLIC

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 #32963

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
TRI STAR ENERGY, LLC 1740 Ed Temple Boulevard Nashville, TN 37208	NEW OWNER	059-00-0-067.00 059-00-0-068.00 049-00-0-201.00 049-00-0-202.00 049-00-0-281.00 049-00-0-301.00 049-00-0-280.00

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, **KIMBRO BROTHERS EQUITIES**, a Tennessee general 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 Davidson County, State of Tennessee, described as follows:

See Exhibit A attached hereto

This property is also known as unimproved property located at 0, 3331, 3331B, 3335 & 3341 Whites Creek Pike, Nashville, TN 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]

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

GRANTOR:

KIMBRO BROTHERS EQUITIES,
a Tennessee general partnership

By: _____
William C. Kimbro, Authorized Partner

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

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 Authorized Partner of Kimbro Brothers Equities, a Tennessee general partnership, the within named bargainor, and that he as such Authorized Partner executed the foregoing instrument for the purposes therein contained, by signing the name of Kimbro Brothers Equities, a Tennessee general partnership, by himself as said Authorized Partner.

Witness my hand and official seal in Nashville, Tennessee on October 29th, 2019.

_____
Notary Public

My Commission Expires: 8-21-23

EXHIBIT A
Legal Description

TRACT I:
Being a parcel of land in the 3rd Councilmanic District of Davidson County, Tennessee, more accurately described according to a survey dated 10/21/04 and revised 06/06/07 by Tommy E. Walker, R.L.S. #1465 as follows:

Beginning at iron pin in the northeasterly margin of Whites Creek Pike, said pin being the most northwesterly corner herein described parcel and lying S56\'b055'34"W, 30.04' from an iron pin marking the southwesterly corner of Melvin George, Et Ux (DB 5282 PG 700 RODCT); Thence now leaving said margin N56\'b055'34"E, 30.04' to an iron pin; Thence N56\'b00I' 22"E, 347.40' to an iron pin; Thence S16\'b021'38"E, 99.06' to a corner post in the northwesterly line of Melvin H. Smalley (IN 20021115-0142120 RODCT); Thence with the same S47\'b004'31"W, 199.14' to a concrete monument in the northerly margin of Briley Parkway; Thence N42\'b055'29"W, 111.30' to a point; Thence S53\'b037'28"W, 134.94' to a point in said margin of Whites Creek Pike; Thence with the same N30\'b016' 47"W, 21.60' to the point of beginning containing 0.614 acres more or less. Map 59 Parcel 67

Beginning at iron pin in the northeasterly margin of Whites Creek Pike, said pin being the most northwesterly corner of the herein described parcel and being a common corner to Ruby Louise Anderson (IN 20021004-0121198 RODCT); Thence now leaving said margin N53\'b037'28"E, 134.94' to a point; Thence S42\'b055' 29"E, 111.30' to a concrete monument in the northerly margin of Briley Parkway; Thence with the same S47\'b053'04"W, 117.20' to a concrete monument at the intersection of said margin of Briley Parkway and the northeasterly margin of Whites Creek Pike; Thence with said margin of Whites Creek Pike N60\'b043'37"W, 27.16' to an iron pin; Thence N52\'b033'41"W, 79.30' to an iron pin; Thence N30\'b016'47"W, 21.52' to the point of beginning containing 0.353 acres more or less. Map 59 Parcel 68

TRACT II:
Being a parcel of land in the 3rd Councilmanic District of Davidson County, Tennessee; more accurately described according to a survey dated 10/21/04 and revised 06/06/07 by Tommy E. Walker, R.L.S. #1465 as follows:

Beginning at an iron pin in the southerly margin of Green Lane said pin being the most northwesterly corner of the herein described parcel and a common corner to Lucille Christine Perry Cunningham (DB 4933, PG 121, RODCT); Thence with said margin N81\'b010'07"E, 172.06' to an iron pin; Thence now leaving said margin S16\'b023'36"E, 129.58' to an iron pin; Thence S58\'b057'12"W, 192.61' to an iron pin; Thence N11\'b054' 09" W, 201.57' to the point of beginning containing 0.675 acres more or less. Map 49 Parcel 201

TRACT III:
Being a parcel of land in the 3rd Councilmanic District of Davidson County, Tennessee, more accurately described according to a survey dated 10/21/04 and revised 06/06/07 by Tommy E. Walker, R.L.S. #1465 as follows:

Beginning at an iron pin in the northeasterly margin of Whites Creek Pike, said pin being the most northwesterly corner of the herein described parcel and a common corner to Thomas N. Cunningham & Jimmy Charles Cunningham, Jr. (IN 20000420-0039825 RODCT); Thence now leaving said margin N58\'b026'03"E, 130.00' to an iron pin; Thence S30\'b020'43" E, 101.18' to an iron pin; Thence S58\'b057'12"W, 130.00' to an iron pin in said margin; Thence with the same N30\'b020' 02"W, 100.00' to the point of beginning containing 0.300 acres more or less. Map 49 Parcel 202

TRACT IV:
Being a parcel of land in the 3rd Councilmanic District of Davidson County, Tennessee, more accurately described according to a survey dated 10/21/04 and revised 06/06/07 by Tommy E. Walker, R.L.S. #1465 as follows:

Beginning at an iron pin in the southerly margin of Green Lane said pin being the most northwesterly corner of the herein described parcel and a common corner to Thomas N. Cunningham and Jimmy Charles Cunningham, Jr., (IN 20000420-0039825 RODCT); Thence with said martin

N82\'b000'40"E, 167.81' to an iron pin; Thence now leaving said margin S 11\'b054'09"E, 201.57' to an iron pin; Thence S58\'b057' 12',W, 207.65' to an iron pin in the northeasterly margin of Whites Creek Pike; Thence with the same N30\'b020'02"W, 29.50' to an iron pin; Thence now leaving said margin N58\'b057'12"E, 130.00' to an iron pin; Thence N30\'b020'43"W, 101.18' to an iron pin; Thence S58\'b026'03"W, 57.00' to an iron pin; Thence N11\'b029'44"W, 133.70' to the point of beginning containing 0.765 acres more or less. Map 49 Parcel 281

TRACT V:

Being a parcel of land in the 3rd Councilmanic District of Davidson County, Tennessee, more accurately described according to a survey dated 10/21/04 and revised 06/06/07 by Tommy E. Walker, R.L.S. #1465 as follows:

Beginning at iron pin in the northeasterly margin of Whites Creek Pike; said pin being the most northwesterly corner of the herein described parcel and in the southeasterly line Lucille Christine Perry Cunningham (DB 4933, PG 121 RODCT); Thence now leaving said margin N58\'b057'12"E, 370.22' to an iron pin; Thence S 16\'b025'35"E, 98.21' to an iron pin; Thence S56\'b001'22"W, 347.40' to an iron pin in said margin; Thence with the same N30\'b016'47"W, 112.80' to the point of beginning containing 0.853 acres more or less. Map 49 Parcel 301

TRACT VI:

Being a parcel of land in the 3rd Councilmanic District of Davidson County, Tennessee, more accurately described according to a survey dated 10/21/04 and revised 06/06/07 by Tommy E. Walker, R.L.S. #1465 as follows:

Beginning at a concrete monument located at the intersection of the southerly margin of Green Lane and the northeasterly margin of Whites Creek Pike, said monument being the most northwesterly corner of the herein described parcel; Thence with said margin of Green Lane N81\'b016'57"E, 124.94' to an iron pin; Thence now leaving said margin S 11\'b029'44"E, 133.70' to an iron pin; Thence S58\'b026'03" ,W, 73.00' to an iron pin in the northeast margin of Whites Creek Pike; Thence with the same N30\'b020'02"W, 174.13' to the point of beginning containing 0.337 acres more or less. Map 49 Parcel 280.

Being the same property conveyed to Melrose Properties Partners, a Tennessee general partnership by Quitclaim Deed from Whites Creek at Briley, LLC, a Tennessee limited liability, of record in Instrument No. 20140717-0063504, in the Register's Office of Davidson County, Tennessee, dated July 16, 2014 and recorded on July 17, 2014; and Being the same property conveyed to Kimbro Brothers Equities, a Tennessee general partnership by Special Warranty Deed from Melrose Properties Partners, a Tennessee general partnership, of record in Instrument No. 20180402-0030319, Register's Office for Davidson County, Tennessee, dated March 28, 2018 and recorded on April 2, 2018; and Being the same property conveyed to Kimbro Brothers Equities, a Tennessee general partnership by Quitclaim Deed from Melrose Properties Partners, a Tennessee general partnership, of record in Instrument No. 20180402-0030320, Register's Office for Davidson County, Tennessee, dated March 28, 2018 and recorded on April 2, 2018.

EXHIBIT B
Permitted Encumbrances

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

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7170, Page 851, Register's Office for Davidson County, Tennessee. TRACT I

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7170, Page 854, Register's Office for Davidson County, Tennessee. TRACT I

4. Memorandum of Lease Agreement by and between Louise Anderson, Lessor, and The Lamar Companies, Lessee, dated August 29, 2002, of record as Instrument No. 20060906-0109998, Register's Office for Davidson County, Tennessee; and terms and provisions of the underlying subject lease. TRACT I

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7474, Page 596, Register's Office for Davidson County, Tennessee. TRACT II

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7586, Page 390, Register's Office for Davidson County, Tennessee. TRACT III

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7586, Page 350, Register's Office for Davidson County, Tennessee. TRACT IV

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7145, Page 569, Register's Office for Davidson County, Tennessee. TRACT V