Karen Johnson Davidson County
Batch# 433233 DEEDWARRSP
07/08/2020 02:35:30 PM 5 pgs
Fees: $28.00 Taxes: $3,058.79
20200708-0074087

THIS INSTRUMENT PREPARED BY:
J. Steven Kirkham, Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel No.**
Tri Star Energy, LLC 1740 Ed Temple Boulevard Nashville, TN 37208 Attn: General Counsel	Same	Map/Parcel No. 105 04 0 249, 105 04 0 248

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten 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, **HOLLINGSWORTH FAMILY LIMITED PARTNERSHIP**, a Tennessee limited partnership, hereinafter called "Grantor", has bargained and sold, and by its presents does transfer and convey unto **TRI STAR ENERGY, LLC**, a Delaware limited liability company, hereinafter called "Grantee", its successors and assigns, the following described land in Davidson County, State of Tennessee (the "Property"), to wit:

See Exhibit A attached hereto and incorporated herein by this reference.

This is improved property known as 167 Lafayette Street, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to those matters shown on Exhibit B attached hereto. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but not further or otherwise, but excluding those matters shown on Exhibit B.

[Signature page follows.]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of July, 2020.

HOLLINGSWORTH FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership

By: _____
Ronald L. Hollingsworth, General Partner

STATE OF TENNESSEE)

COUNTY OF ROBERTSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ronald L. Hollingsworth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the General Partner of Hollingsworth Family Limited Partnership, the within named bargainor, a Tennessee limited partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as such General Partner.

Witness my hand and seal, at office in Springfield, Tennessee, this the 22nd day of June, 2020.

Tammy H Palmore
NOTARY PUBLIC

My Commission Expires: 7-20-22

TAMMY H. PALMORE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $826,700.00.

Affiant

Subscribed and sworn to before me this
30th day of June, 2020.

Notary Public

My Commission Expires: July 9, 2022

CHARLENE MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires JULY 9, 2022

Exhibit A

Legal Description

Tract I: Being part of Lots 1, 2 and 3 on the Plan of Shield's Subdivision of the Chilton Lane, of record in Book 57, page 110, said Register's Office, according to a survey by John H. Wright, R.L.S. #1014, dated 12/4/90, as follows:

Beginning on the southerly margin of Lafayette Street, as widened, at an iron pin on the dividing line between Lots Nos. 3 and 4; thence with the southerly margin of said Lafayette Street N 69 degrees W, 133.5 feet to the beginning of a curve; thence around said curve with a radius of 15 feet southwesterly 25 feet to the easterly margin of Fairfield Street, at a point 16.5 feet south of the southerly margin of Lafayette Street, if extended; thence with the easterly margin of Fairfield Street, S 15 degrees 36' W, 53.5 feet to the northwest corner of the part of said Lot 1 devised to Mattie Pitts under the Will of Ben Stewart, deceased, of record in Will Book 60, page 233, County Court for said County, thence with the northerly line of said Pitts lot, S 69 degrees E, 50 feet to the dividing line between Lots Nos. I and 2; thence with said line, S 15 degrees 36' W, 33 feet to the northerly margin of an alley; thence with said alley, S 69 degrees E, 100 feet to an iron pin, the corner of Lots Nos. 3 and 4; thence with the line between said two lots, N 15 degrees 36' E, 103 feet to the point of beginning.

Tract II: Land in the 14th Ward of Nashville, Davidson County, Tennessee, on the east side of Fairfield Avenue, south 55 feet of Lot No. 1 in the George Shields Second Addition to South Nashville, which plan is of record in Book 57, Page 110, Register's Office for Davidson County, Tennessee.

Part of said Lot fronts 55 feet on the east side of Fairfield Avenue and runs back between parallel lines 50 feet on a dead line.

Being the same property conveyed to Hollingsworth Family Limited Partnership by Deed dated March 27, 2008 from Fox Group, Inc., recorded April 1, 2008, in Instrument Number 20080401-0032481, in the Register's Office for Davidson County, Tennessee, with legal description therein having been corrected by Scrivener's Affidavit of record in Instrument No. 20200213-0016499 in said Register's Office.

Exhibit B

Permitted Exceptions

1. Real estate taxes for the year 2020 and subsequent years.

2. Rights of tenants, as tenants only, under unrecorded leases.

3. Subject to the Stormwater Detention Agreement, recorded as Instrument #200612050150185 in the Register's Office for Davidson County, TN.

4. Subject to the Agreement for Dedication of Easement, recorded as Instrument #200612210157101 in Register's Office for Davidson County, TN.

5. Subject to the Plat, recorded in Plat Book 57, Page 110 in the official records of Davidson County Recording Office.

6. Subject to all matters contained or referenced in the ALTA/NSPS Land Title Survey dated November 5, 2019, last revised May 1, 2020 and certified by J. Alan Cummings, TN RLS #2351.

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett III

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)



Notary Signature

My Commission Expires: September 7, 2020