Karen Johnson Davidson County
Batch# 433303 DEEDWARR
07/08/2020 03:29:30 PM 5 pgs
Fees: $28.00 Taxes: $2,789.80
20200708-0074180

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. 107 06 0 008.00

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, **C & H PROPERTIES**, a Tennessee general partnership, successor by merger to C & H Properties, LLC, a Tennessee limited liability company, 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 801 Briley Parkway, Nashville, Tennessee 37217.

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 22nd day of June, 2020.

C & H PROPERTIES, a Tennessee general partnership

By: RLH 2019 Grantor Retained Annuity Trust No. 1, Partner

By: _____
Clyde W. Richert III, Trustee

STATE OF TENNESSEE)

COUNTY OF Robertson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Clyde W. Richert III, 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 Trustee of RLH 2019 Grantor Retained Annuity Trust No. 1, a Partner of C & H Properties, a Tennessee general partnership, and that he as Trustee of such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Partner by himself as Trustee of the Partner.

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

_____
NOTARY PUBLIC

My Commission Expires: _____

NICOLE HEAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires December 5, 2020

202007080074180

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $754,000.00.

Steven R Habetz
Affiant

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

Sharlene Murphy
Notary Public

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

My Commission Expires: July 9, 2022

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lots 239 and 240 on the Plan of Bel-Air Subdivision, Section 2, of record in Book 2900, pages 29 to 32, inclusive, Register's Office for said County, and described according to a survey by Emergy L. Miller, Jr., Surveyor, dated January 23, 1964 as follows:

Beginning at concrete monument in the southerly margin of Karen Drive, opposite a turn in Dabbs Avenue; thence along the margin of Karen Drive, easterly 34.00 feet to a concrete monument, continuing with said Drive, easterly 63.00 feet to a concrete monument, continuing with said Drive, easterly 13.50 feet to a concrete monument at the beginning of a curve; thence around said curve, southeasterly 31.00 feet to a concrete monument in the West margin of what is shown on said Plan as the proposed McGavock Pike, likewise known as Briley Parkway; thence with the margin of said Parkway southerly 91.20 feet (95.2 feet by actual measurement) to a concrete monument; thence westerly 20.00 feet to a concrete monument; thence southerly 44.50 feet to an iron pin at the common corner of Lots 236 and 239; thence with the line between said Lots, westerly 155.0 feet to the East margin of Dabbs Avenue; thence with the margin of said Dabbs Avenue, northerly 147.00 feet to a concrete monument at the beginning of a curve; thence around said curve northeasterly 31.40 feet to the point of beginning.

Being the same property conveyed to C & H Properties, LLC, a Tennessee limited liability company by Deed dated April 27, 1998 from Phillips Petroleum Company, a Delaware corporation, recorded April 28, 1998, in Book 10903, Page 288, in the Official Records of Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

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

2. Subject to the Easement, recorded in Book 3674, Page 249 in the official records of Davidson County Recording Office.

3. Subject to the Plat, recorded in Book 2900, Page 29 in the official records of Davidson County Recording Office.

4. Subject to all matters contained or referenced in the ALTA/NSPS Land Title Survey dated November 15, 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)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-7-2020

Notary Signature

My Commission Expires: September 7, 2020