Karen Johnson Davidson County
Batch# 433370 DEEDWARRSP
07/08/2020 04:04:30 PM 7 pgs
Fees: $38.00 Taxes: $6,519.77
20200708-0074258

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. 172 00 0 194.00

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, **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 6029 Nolensville Pike, Nashville, Tennessee 37211.

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

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,762,100.00.

Affiant

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

Notary Public

My Commission Expires: July 9, 2022

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

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Gillespie Meadows Commercial General P.U.D., of record in Plat Book 8250, page 695, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

LESS AND EXCEPT:

Located in Davidson County, Tennessee:

ACQUISITION:
Beginning at the point of intersection of the existing west margin of SR ·11 and the north boundary of the Thomas Alvin Bozman and Ocea Jean Bozman property, said point of intersection being 41.82 feet left of SR-11 proposed centerline station 476 + 36.36; thence with said north boundary S 88° 20' 10" W 13.22 feet to a point, said point being 55.00 feet left of SR-11 proposed centerline station 476 + 37.45; thence with the proposed west margin of SR-11 having a 2601.48 feet radius curve right and northerly 242.69 feet to a point, said point being 55.00 feet left of SR-11 proposed centerline station 478 + 75.00; thence with the proposed southwest margin of SR-11 having a 32.00 feet radius curve left and northwesterly 48.10 feet to a point, said point being 38.00 feet right of Bradford Hills Drive proposed centerline station 79 + 16.36; thence with the proposed south margin of Bradford Hills Drive (1) N 88° 25' 15" W 87.25 feet (2) N 81° 30' 51" W 45.01 feet to a point, said point being 32.59 feet right of Bradford Hills Drive proposed centerline station 77 + 84.42; thence with the east boundary of the Vanessa C. Barbour property N 00° 12' 43" W 3.29 feet to a point, said point being 29.30 feet right of Bradford Hills Drive proposed centerline station 77 + 84.32; thence with the existing south margin of Bradford Hills Drive S 88° 20' 37" E 149.51 feet to a point, said point being 29.50 feet right of Bradford Hills Drive proposed centerline station 79 + 33.83; thence with the existing southwest margin of SR-11 having a 30.00 feet radius curve right and southeasterly 46.27 feet to a point, said point being 38.10 feet left of SR·ll proposed centerline station 478 + 84.22; thence with said existing west margin having a 2500.70 feet radius curve left and southerly 251.78 feet to the point of beginning, containing 0.128 acres.

The above described property was conveyed in fee simple by Hollingsworth Family Limited Partnership to the State of Tennessee by Warranty Deed of record in Instrument No. 20190606-0054111 in the Register's Office for Davidson County, Tennessee.

The following temporary easement rights were conveyed in the same Warranty Deed referenced above:

SLOPE EASEMENT
Parcel 1- Beginning at the point of intersection of the proposed west margin of SR-11 and the north boundary of said Bozman property, said point of intersection being 55.00 feet left of SR·ll

proposed centerline station 476 + 37.45; thence with said north boundary S 88° 20' 10" W 18 feet ± to a point; thence with the meander of the slope (1) northerly 11 feet ± (2) northeasterly 47 feet ± to a point; thence with said proposed west margin having a 2601.48 feet radius curve left and southerly 56 feet ± to the point of beginning.

Parcel 2- Beginning at the point of intersection of the proposed south margin of Bradford Hills Drive and the east boundary of said Barbour property, said point of intersection being 32.59 feet right of Bradford Hills Drive proposed centerline station 77 + 84.42; thence with said proposed south margin (1) S 81° 30' 51" E 45.01 feet (2) S 88° 25' 15" E 87.25 feet to a point; thence with the proposed southwest margin of SR-11 having a 32.00 feet radius curve right and southeasterly 48.10 feet to a point; thence with the proposed west margin of SR- 11 having a 2601.48 feet radius curve left and southerly 61 feet ± to a point; thence with the meander of the slope (1) northerly 46 feet ± (2) having a curve left and northwesterly 40 feet ± (3) westerly 130 feet ± to a point; thence with said east boundary N 00° 12' 43" W 9 feet ± to the point of beginning.

Parcels 1 and 2 combined contain 2961 square feet.

The above described property is hereby conveyed as an easement for construction of slopes outside the proposed right of way line. The land on which the slopes are to be constructed remains the property of the Grantor. This easement shall terminate upon completion of construction of the project.

CONSTRUCTION EASEMENT
Beginning at the point of intersection of the proposed west margin of SR-11 and the north boundary of said Bozman property, said point of intersection being 55.00 feet left of SR-11 proposed centerline station 476 + 37.45; thence with said north boundary S 88° 20' 10" W 28 feet ± to a point; thence with the proposed margin of the herein described working area (1) northeasterly 69 feet ± (2) northerly 155 feet ± (3) having a curve left and northwesterly 35 feet ± (4) westerly 127 feet ± to a point; thence with the east boundary of said Barbour property N 00° 12' 43" W 19 feet ± to a point; thence with the proposed south margin of Bradford Hills Drive (1) S 81° 30' 51" E 45.01 feet (2) S 88° 25' 15" E 87.25 feet to a point; thence with the proposed southwest margin of SR-11 having a 32.00 feet radius curve right and southeasterly 48.10 feet to a point; thence with the proposed west margin of SR-11 having a 2601.48 feet radius curve left and southerly 242.69 feet to the point of beginning, containing 3641 square feet.

Included but excluded are Parcels I and 2 described above.

The above described property is hereby conveyed as an easement for the construction of a working area and erosion control outside of the proposed right of way line. The title to the above described land remains vested in the Grantor, and is to be used by the State of Tennessee, its contractors or assigns for a period of 3 years, from and after the commencement of construction.

Being a part of the same property conveyed to Hollingsworth Family Limited Partnership, a Tennessee limited partnership by Deed dated March 26, 2010 from Akal Group, Inc., a Tennessee corporation, recorded April 15, 2010, in Instrument Number 201004150028341, in the Register's Office for Davidson County, Tennessee, excluding the Acquisition tract and the

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temporary easement rights having been conveyed to the State of Tennessee in the Warranty Deed of record in Instrument No. 20190606-0054111, Register's Office for Davidson County, Tennessee.

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Exhibit B

Permitted Exceptions

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

2. Subject to the Easement to the State of Tennessee, recorded in Book 2021, Page 374 in the official records of Davidson County Recording Office.

3. Subject to the Easements to Southern Bell Telephone & Telegraph, recorded in Book 1113, Page 606 and in Book 1318, Page 442 in the official records of Davidson County Recording Office.

4. Subject to the Easement contained in Warranty Deed, recorded as Instrument #201906060054111 in the official records of Davidson County Recording Office.

5. Subject to the Plat, recorded in Book 8250, Page 695 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 6, 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