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

Karen Johnson Davidson County
Batch# 433771 DEEDWARRSP
07/09/2020 01:20:30 PM 5 pgs
Fees: $28.00 Taxes: $7,030.00
20200709-0074738

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel No.**
Cox Oil Company, Inc. 623 Perkins Street Union City, TN 38261 Attn: Mark McBride	Same	Map/Parcel No. 040 00 0 148.00

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, **TRI STAR ENERGY, LLC**, a Delaware limited liability company, hereinafter called "Grantor", has bargained and sold, and by its presents does transfer and convey unto **COX OIL COMPANY, INC.**, a Tennessee corporation, 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 500 Hickory Hills Boulevard, Whites Creek, Tennessee 37189.

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 30 day of June, 2020.

TRI STAR ENERGY, LLC, a Delaware limited liability company

By: Steve Hostetter
Steve Hostetter, Chief Executive Officer

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Steve Hostetter, 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 Chief Executive Officer of Tri Star Energy, LLC, a Delaware limited liability company, and that he as such Chief Executive Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Executive Officer.

Witness my hand and seal, at office in Davidson, Tennessee, this the 30th day of June, 2020.

Sharlene T. Murphy
NOTARY PUBLIC

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

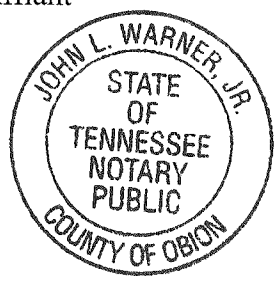
My Commission Expires: July 9, 2022

STATE OF TENNESSEE)
COUNTY OF Obion)

The actual consideration or value, whichever is greater, for this transfer is $1,900,000.00.

Mark McBride
Affiant

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



Notary Public

My Commission Expires: 11-16-22

Exhibit A

Legal Description

Property located in the 11th Councilmanic District of Nashville, Davidson County, Tennessee, Parcel 148 on Davidson County Property Map 40, also being Lot 1 of the Hickory Hills, Section Two, as of record in Plat Book 6200, page 111, R.O.D.C, Tn., being more particularly described on an As-Built Survey prepared by Wamble & Associates, PLLC, dated March 19, 1998, as follows:

Beginning at a concrete monument (old) in the northerly right-of-way line of Old Hickory Boulevard and the easterly right-of-way line of Hickory Hills Boulevard; thence, with the right-of-way line of Hickory Hills Boulevard north 09 degrees 12 minutes 39 seconds west 183.17 feet to an iron rod (new); thence, with a curve to the right having a central angle of 88 degrees 24 minutes 17 seconds, a radius of 25.00 feet, an arc length of 38.57 feet, and a chord bearing and distance of north 34 degrees 58 minutes 23 seconds east 34.87 feet to an iron rod (new) in the southerly right-of-way line of Hickory Hills Court; thence, with said southerly right-of-way line north 79 degrees 11 minutes 38 seconds east 162.33 feet to an iron rod (old) in the northwesterly corner of property conveyed to the Gifford Partnership as of record in Deed Book 9203, Page 171, R.O.D.C., TN; thence, leaving the southerly right-of-way line of Hickory Hill Court and following said Gifford Partnership property westerly line south 10 degrees 48 minutes 22 seconds east 207.71 feet to an iron rod (new) in the northerly right-of-way line of Old Hickory Boulevard; thence, with said northerly right-of-way line south 79 degrees 16 minutes 50 seconds west 192.42 feet to the point of beginning.

Containing 39,214 square feet, or 0.90 acres.

Being the same property conveyed to Tri Star Energy, LLC, a Delaware limited liability company, by Deed dated June 22, 2020 from C & H Properties recorded in Instrument No. 2020708-0073651, in the Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

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

2. Subject to the Plat, recorded in Plat Book 6200, Page 111 in the Register's Office for Davidson County Recording Office.

3. Subject to all matters contained or referenced in the ALTA/NSPS Land Title Survey dated October 30, 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