Karen Johnson Davidson County
Batch# 440155 DEEDWARRSP
07/17/2020 03:34:30 PM 6 pgs
Fees: $33.00 Taxes: $16,650.00
20200717-0078992

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
MAPCO Express, Inc. 801 Crescent Centre Drive, Suite 300 Franklin, Tennessee 37067 Attention: Real Estate Department	Map/Parcel No. 91-15-0-196	MAPCO Express, Inc. 801 Crescent Centre Drive, Suite 300 Franklin, Tennessee 37067 Attention: Real Estate Department
This instrument prepared by: David A. Rutter, Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, DONALD RICHARD SADLER, TRUSTEE OF THE DONALD RICHARD SADLER REVOCABLE TRUST U/A DATED FEBRUARY 18, 2016, as to a 50% undivided interest, and DONALD RICHARD SADLER, TRUSTEE OF THE PEGGY ANN SADLER REVOCABLE TRUST U/A DATED FEBRUARY 18, 2016, as to an undivided 50% interest (collectively, the "Grantor"), has bargained and sold, and by these presents transfers and conveys to MAPCO EXPRESS, INC., a Delaware corporation (the "Grantee"), Grantee's successors and assigns, the real property described on **Exhibit A**, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements, interests and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on, under or about said real property, and all of Grantor's interest in the land lying beneath the roads and rights-of-way abutting said real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on **Exhibit B**, attached hereto and incorporated herein by reference (the "Permitted Encumbrances") to the extent the same are currently applicable to the Property (but without ratifying, republishing, imposing or affirming the same).

This is improved property located at 5025 Charlotte Pike, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $4,500,000.00

Filed by National Title Ins Co.
By: _____
Affiant

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 17th day of July, 2020.

_____
Notary Public
My Commission Expires: 4-21-2022

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 17 day of July, 2020.

GRANTOR:

Donald Richard Sadler Trustee

Donald Richard Sadler, Trustee of the Donald Richard Sadler Revocable Trust U/A dated February 18, 2016

Donald Richard Sadler Trustee

Donald Richard Sadler, Trustee of the Peggy Ann Sadler Revocable Trust U/A dated February 18, 2016

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, Reese W. Bartley, the undersigned, a Notary Public in and for said County and State, the within named Donald Richard Sadler, as Trustee of the Donald Richard Sadler Revocable Trust U/A dated February 18, 2016, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 10 day of July, 2020.

Notary Public

My Commission Expires: 4/8/24

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, Kaeene W. Bartley, the undersigned, a Notary Public in and for said County and State, the within named Donald Richard Sadler, as Trustee of the Peggy Ann Sadler Revocable Trust U/A dated February 18, 2016, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville Tennessee, this the 16 day of July, 2020.

Notary Public

My Commission Expires: 1/9/24

EXHIBIT A

DESCRIPTION OF PROPERTY

Being a tract of land lying in Nashville, Davidson County, Tennessee, being the westerly 150 feet of a block of land labeled "Bishop Hargrove Place" on the plan of Charlotte Park Company's First Addition to Nashville, of record in book 57, page 103, in the Register's Office of Davidson County, being the same property described as tracts 1-8 in Instrument number 20160607-0057145, and being more particularly described according to the ALTA/NSPS Survey by Michael S. Moore, TN RLS No. 2336, of Clint Elliott Survey dated 9/18/2019 as follows:

Beginning at an iron rod set at the intersection of the southerly right-of-way line of Charlotte Avenue, 80 feet in width, and the easterly right-of-way line of Fifty-first Avenue North, 100 feet in width;

Thence with the southerly right-of-way line of Charlotte Avenue, North 88° 07' 53" East, 150.00 feet to an iron rod set on the west right-of-way line of Alley #1176, which is 10 feet wide;

Thence leaving the southerly right-of-way line of Charlotte Avenue, with the westerly line of said alley, South 01 ° 58' 07" East, 325.00 feet to an existing iron rod located on the northerly right-of-way of Park Avenue, 80 feet in width;

Thence with the northerly right-of-way of said Park Avenue, South 88° 07' 53" West, 150.0 feet to an existing iron rod located on the easterly right-of-way of Fifty-first Avenue North;

Thence with the easterly right-of-way line of Fifty-first Avenue North, North 01 ° 58' 07" West, 325.00 feet to the point of beginning; containing 48,750 square feet or 1.12 acres more or less.

Being the same property conveyed to Donald Richard Sadler, Trustee of the Donald Richard Sadler Revocable Trust u/a dated February 18, 2016 as to a fifty percent (50%) undivided interest, and to Donald Richard Sadler, Trustee of the Peggy Ann Sadler Revocable Trust u/a dated February 18, 2016, as to a fifty percent (50%) undivided interest by Deed of record in Instrument No. 20160607-0057145, Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes and assessments for the year 2020, a lien, not yet due and payable.
2. Note regarding use as an Automobile Service Station as set forth in Special Warranty Deed of record in Book 7300, page 471, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Teresa Beardsley, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

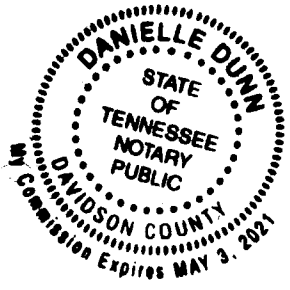
Teresa Beardsley
Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Danielle Dunn, a notary public for said county and state, **TERESA BEARDSLEY**, who acknowledged that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Danielle Dunn
Notary Signature

My Commission Expires: May 3, 2021



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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