Karen Johnson Davidson County
Batch# 1081416 DEEDWARRSP
12/13/2023 11:07:30 AM 6 pgs
Fees: $33.00 Taxes: $12,950.00
20231213-0095945

THIS INSTRUMENT PREPARED BY:
J. Parker Blessing
DINSMORE & SHOHL LLP
211 N. Pennsylvania Street, Suite 1800
Indianapolis, Indiana 46204

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number(s):
305A Equipment Court Lawrenceville, GA, 30046	305A Equipment Court Lawrenceville, GA, 30046	142-00-0-317.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MAPCO EXPRESS, INC.,** a Delaware corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **GREEN MXA, LLC,** a Delaware limited liability company ("Grantee"), and its successors and assigns, certain real property located in the City of Nashville, County of Davidson, State of Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Revision to Final Plat for Map 142, Parcel 317, BP Exploration & Oil, Inc., of record in Plat Book 9700, Page 813, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mapco Express, Inc., a Delaware corporation, by Special Warranty Deed from BP Products North America Inc., of record in Instrument No. 20060111-0004558, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 7670 Highway 70 South, Nashville, TN 37221.

TO HAVE AND TO HOLD said real property, together with the appurtenances and hereditaments thereunto belonging or in any way appertaining to Grantee, its successors and assigns, forever.

Said property is conveyed subject to the matters set forth on Exhibit A attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

Grantor covenants and binds itself and its successors and assigns to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the Permitted Encumbrances), but no further or otherwise.

(Next Page is Signature Page)

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed effective as of the 1st day of November, 2023.

GRANTOR:

MAPCO EXPRESS, INC.,
a Delaware corporation

By: _____
Printed Name: Katie West
Title: Secretary

By: _____
Printed Name: Keith Slater
Title: Treasurer

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority in and for the said county and state, on this 20th day of October 2023, within my jurisdiction, the within named Keith Slater, who acknowledged that he/she is the Treasurer of MAPCO EXPRESS, Inc., a Delaware corporation with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and as the act and deed of said corporation, (he) (she) executed and delivered the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

STEPHANIE G. COVINGTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 8, 2024

Stephanie G Covington
Notary Public
Stephanie G. Covington
Printed Name

My Commission Expires: 1/8/24

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority in and for the said county and state, on this 20th day of October, 2023, within my jurisdiction, the within named Patricia West, who acknowledged that he/she is the Secretary of MAPCO EXPRESS, Inc., a Delaware corporation with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and as the act and deed of said corporation, (he) (she) executed and delivered the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

STEPHANIE G. COVINGTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 8, 2024

Stephanie G Covington
Notary Public
Stephanie G. Covington
Printed Name

My Commission Expires: 1/8/24

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $3,500,000.00.

Affiant

Sworn to and subscribed before me this 23rd day of October, 2023.

Notary Public

My Commission Expires: July 7, 2025

CYNTHIA E. DILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 7, 2025

Exhibit A

Permitted Encumbrances

1. General Taxes for the year 2023 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 813, Register's Office for Davidson County, Tennessee, as approximately shown on the Survey.

3. Agreement for Dedication of Easement for Water Line of record in Book 8019, Page 178, in the Register's Office for Davidson County, Tennessee, as approximately shown on the Survey.

4. Easements Nos. 1 and 2 as referred in the Modification Final Order of record in Book 8868, Page 524, in the Register's Office for Davidson County, Tennessee, as approximately shown on the Survey.

5. Restrictions contained in the Special Warranty Deed of record in Instrument Number 20060111-0004558, in the Register's Office for Davidson County, Tennessee, excluding, however, the expired fuel prohibition in Exhibit B, Section I of said instrument.

6. The survey conducted by Timothy Leigh Fish, TN RLS No. 3234, of Millman National Land Services, dated May 19, 2023 last revised 9-4-2023, and identified as Job No. 56610 (the "Survey"), indicates the following:

    a. Rights of public utilities in and to utility and drainage lines, with meters, valves, poles and other appurtenances without the benefit of recorded easements.

Tennessee Certification of Electronic Document

I, Jennifer Gaytan, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 1, 2023 (date of document).

Affiant Signature

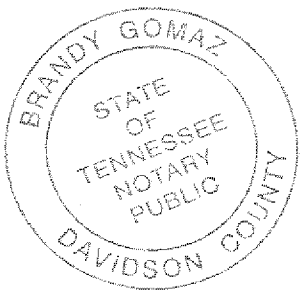
November 1, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of November, 2023.



Brandy Gomaz

Notary's Signature

My Commission Expires: 5/5/25