Karen Johnson Davidson County
Batch# 1081434 DEEDWARRSP
12/13/2023 10:53:30 AM 7 pgs
Fees: $38.00 Taxes: $12,950.00
20231213-0095978

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	142-00-0-168.00

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 Revised Sawyer Brown Subdivision, as shown on the plat of record in Plat Book 5200, Page 353, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED HEREFROM is that property more particularly described in the Agreed Final Decree of record in Book 8657, Page 483, vesting a portion of the property in The Metropolitan Government of Nashville and Davidson County, Register's Office for Davidson County, Tennessee, and described as follows:

A parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located at the northwest intersection of Sawyer Brown Road and U.S. Highway 70 and being a portion of the plat of "Revised" Sawyer Brown Subdivision of record in Book 5200, Page 353, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point of intersection of the northerly margin of U.S. Highway 70 S and the westerly margin of Sawyer Brown Road as shown on the above mentioned plan; thence with said northerly margin North 74 degrees 30 minutes 00 seconds West, 77.89 feet to a point; thence, North 15 degrees 30 minutes 00 seconds East, 147.70 feet to a point; thence, South 86 degrees 59 minutes 00 seconds East, 44.12 feet to a point in the westerly margin of Sawyer Brown road; thence, with said westerly margin South 03 degrees 01 minutes 00 seconds West, 161.04 feet to the point of beginning.

Being the same property conveyed to Mapco Petroleum Inc., a Delaware corporation, by Special Warranty Deed by NCS Realty Company, a Texas corporation, dated September 28, 1989 and recorded September 29, 1989 in Book 7949, Page 589, Register's Office for Davidson County, Tennessee. Mapco Petroleum Inc., a Delaware corporation is now known as Mapco Express, Inc., a Delaware corporation, by reason of merger, consolidation, change of name, purchase or otherwise, and as evidenced by instrument of record in Instrument No. 20020802-0092826, Register's Office for Davidson County, Tennessee.

Store: 3217

MAPCO Express, Inc., a Delaware corporation, is a successor to Delta Marketing Company by reason of merger, consolidation, change of name, purchase or otherwise, and as evidenced by instrument of record in Instrument No. 20020802-0092826.

This is improved property commonly known 7600 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

202312130095978

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 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 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 Paul West, who acknowledged that he/she is the Secretary 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 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 24th day of Oct, 2023.

Notary Public

My Commission Expires:

1/8/24

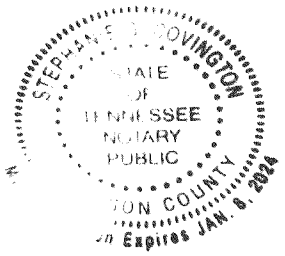


Exhibit A

Permitted Encumbrances

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

2. Any lease, grant, exception or reservation of mineral or mineral rights together with any rights appurtenant thereto.

3. Subject to the matters shown on the Plan of record in Plat Book 5200, Page 353, Register's Office for Davidson County, Tennessee, shown on survey by Timothy Leigh Fish, TN PLS No. 3234, of Millman National Land Services, dated May 22, 2023, last revised July 13, 2023, and identified as Job No. 56589 (the "Survey").

4. Easement to the State of Tennessee of record in Book 5202, Page 752, in the Register's Office for Davidson County, Tennessee, shown on Survey.

5. Agreement of Dedication of Sewer Easement to Harpeth Valley Utilities District of record in Book 7850, Page 163, in the Register's Office for Davidson County, Tennessee, shown on Survey.

6. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on the Survey:

    a) Utility and drainage lines, with meters, valves, poles and other appurtenances;
    b) Building setbacks;
    c) Overhead utility line through middle of property without the benefit of an easement;
    d) Guy anchor at southeast corner extends beyond easement.

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

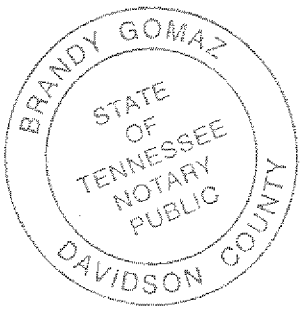
November 1, 2023

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