Owner/Responsible taxpayer:

Land Development.com, Inc.
798 Old Hickory Boulevard
Brentwood, TN 37027

This instrument prepared by:
Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929

Map 16000018700

QUIT CLAIM DEED

THIS INDENTURE made as of the 18th day of December, 2013, between Dale A. Hilmen and Kay J. Hilmen, First Parties, and Land Development.com, Inc., Second Party;

W I T N E S S E T H:

THAT SAID FIRST PARTY, for in and in consideration of the sum of One and No/100 ($1.00) Dollars, and other good and valuable consideration, to them in hand paid by said Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and **QUIT CLAIMED**, and do by these presents sell, remise, release and **QUIT CLAIM** unto Second Party, all of First Parties' right, title and interest in and to the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

and all the estate, right, title and interest of First Parties therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said Second Party, its successors and assigns forever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder have caused this instrument to be executed as of the day and year first above written.

Dale A. Hilmen

Kay J. Hilmen

Davidson County DEEDQC
Recvd: 12/27/13 11:48 4 pgs
Fees:22.00 Taxes:0.00
20131227-0130314

STATE OF California
COUNTY OF San Diego

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Dale A. Hilmen and Kay J. Hilmen, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18 day of Dec, 2013.

Reza M. Kaghazchi
Notary Public

My Commission Expires:
June 26, 2016

OFFICIAL SEAL
REZA M. KAGHAZCHI
NOTARY PUBLIC-CALIFORNIA
COMM. NO. 1980256
SAN DIEGO COUNTY
MY COMM. EXP. JUNE 26, 2016

I hereby swear or affirm that the actual consideration of this transfer is ~~$1,500,000.00~~ -0-.

Affiant

Subscribed and sworn to before me this 18 day of Dec, 2013.

Reza M. Kaghazchi
Notary Public

My Commission Expires: June 26, 2016

OFFICIAL SEAL
REZA M. KAGHAZCHI
NOTARY PUBLIC-CALIFORNIA
COMM. NO. 1980256
SAN DIEGO COUNTY
MY COMM. EXP. JUNE 26, 2016

Re: Quit claim Deed
Map 160000 18700

Exhibit A

ALL THAT PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING located in the City of Brentwood, Davidson County, State of Tennessee, as shown on plat entitled Dale A. Hilmen and Kay J. Hilmen, 5644 Franklin Pike Circle, dated September 9, 2013, bearing Job No. 2013-163, prepared by James Terry & Associates (James G. Terry, Surveyor, Tennessee RLS No. 2287), and according to said plat has the following metes and bounds, to wit:

BEGINNING at an iron rod found in the eastern right of way of Franklin Pike Circle, corner to Lot 3, Plan of McArthur Subdivision (Plat Book 5200, page 363); thence leaving the eastern right of way of Franklin Pike Circle, and with Lot 3, South 63 deg. 31 min. 05 sec. East, 187.85 feet to an iron rod found in the western right of way of Interstate 65 off-ramp; thence leaving Lot 3, and with the western right of way of Interstate 65 off-ramp, the following two (2) calls and distances: 1) South 41 deg. 00 min. 23 sec. West, 81.66 feet to a concrete highway monument found; 2) South 70 deg. 34 min. 30 sec. West, 64.18 feet to a concrete highway monument found, corner with Angelo M. Formosa, III, Trustee of the Madge Iris Formosa 2007 Investment Trust (Instrument No. 20081119-0114006); thence leaving the Interstate 65 off-ramp, and with Formosa, North 67 deg. 38 min. 56 sec. West, 122.98 feet to an iron rod found in the eastern right of way of Franklin Pike Circle; thence leaving Formosa, and with the eastern right of way of Franklin Pike Circle, North 26 deg. 27 min. 35 sec. East, 134.01 feet to the POINT OF BEGINNING, containing 21,267 square feet of 0.488 acre, more or less, according to the survey of James G. Terry, Surveyor, Tennessee RLS No. 2287, dated September 9, 2013, bearing Job No. 2013-163. Surveyor's Address: James Terry & Associates, 198 Jacksonian Drive, Hermitage, Tennessee 37076.

Being the same property conveyed to Dale A. Hilmen and Kay J. Hilmen, as joint tenants with right of survivorship by Special Warranty Deed from Paladins Franklin, LLC, a Delaware limited liability company, dated October 13, 2006 and recorded as Instrument No. 20061103-0137010 in the Davidson County Register of Deeds Office.

True Copy Certification

I, Joseph H. Huie, 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.

Joseph H Huie
Signature

State of TENN

County of KNOX

Personally appeared before me, Sandra Bright, a notary public for this county and state, Joseph H. Huie who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sandra Bright
Notary's Signature

My Commission Expires: 2/5/2017
Notary' Seal (if on paper)

