BILL GARRETT, Davidson County
Trans:T20150003883 DEEDQC
Recvd: 01/16/15 08:29 2 pgs
Fees:12.00 Taxes:0.00
20150116-0004500

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **James B. Altman, Irrevocable Trust** **C/o Horizon Bank, N.A., as Trustee**	**SEND TAX BILLS TO:** Horizon Trust & Investment Management Attn: Pam Kubski 515 Franklin Square Michigan City, Indiana 46360	**MAP-PARCEL NUMBERS:** **09315038100** **09315038200** **09315016000**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

I-65 Realty Partners, LLC, a Nevada Limited Liability Company

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

James B. Altman Irrevocable Trust

HEREINAFTER called the GRANTEES, his heirs and assigns, a certain tract or parcel of land in **Davidson**, State of Tennessee, described as follows, to-wit:

Tract I: Being the southerly 30 feet of Lot No. 70 in Barrow Grove Addition, to the City of Nashville, fronting 30 feet on the easterly side of Fifth Avenue South, formerly South Summer Street and running back between parallel lines 176 feet to an alley, as per plan recorded in Book "S", page 279, of the Register's Office for said county, and more particularly described as beginning at a point on the easterly side of Fifth Avenue South 121 feet north of the northerly margin of Mulberry Street; running thence easterly parallel to the northerly margin of Mulberry Street, 176 feet to an alley; thence northerly with the westerly margin of said alley, 30 feet; thence westerly 176 feet to the easterly margin of Fifth Avenue South; thence southerly with the easterly margin of Fifth Avenue South 30 feet to the beginning.

Tract II: Beginning part of Lot No. 69 on the Map of Barrow Grove of record in Book "S", Page 279, said Register's Office described as follows:

Beginning at a point in the east margin of 5th Avenue South at the northwest corner of the property conveyed to J.J. Nelson and wife, of record in Book 545, Page 343, Register's Office for said county, said point being 60 feet north of Mulberry Street; thence along Nelson's north line, easterly 176 feet to the west margin of said alley northerly 61 feet to a point; thence westerly 176 feet to the east margin of 5th Avenue South; thence with the margin of the same, southerly 61 feet to the point of beginning.

Tract III: Being the south 60 feet of Not No. 59 on the Plan of Samuel Weakley's Survey of Barrows Grove, as of record in book "S", Page 279, Register's Office for said county.

Said part of said Lot fronts 60 feet on the easterly side of Fifth Avenue South, formerly Summer Street, and runs back between parallel lines along the north margin of Mulberry Street, 176 feet to an alley.

Being the same property conveyed to I-65 Realty Partners, LLC, by warranty deed from Jerry C. Pendergrass, unmarried, of record in Instrument No.: 20011010-0110384, Register's Office for Davidson County, Tennessee.

I-65 Realty Partners, LLC, is a sole member Nevada Limited Liability Company, whose sole member is James B. Altman, deceased. Patti Butterfield was appointed Personal Representative of the Estate of James B. Altman, Case No.: 29D01-1310-ES-353 in the Hamilton County, Indiana, Superior Court 1 Probate Division.

This is improved property known as 826 5th Avenue South, Nashville, Tennessee 37210.
822 5th Avenue South, Nashville, Tennessee 37210.
820 5th Avenue South, Nashville, Tennessee 37210.

WITNESS MY HAND this the 12 day of December, 2014.

Patti J. Butterfield
PATTI BUTTERFIELD,
Personal Representative for the
Estate of James B. Altman on behalf of
I-65 Realty Partners, LLC

STATE OF INDIANA
COUNTY OF Marion

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **PATTI BUTTERFIELD, in her capacity as Personal Representative of the Estate of James B. Altman on behalf of I-65 Realty Partners, LLC** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 12 day of December, 2014.

NOTARY PUBLIC

Frank D. Olk
PRINTED SIGNATURE

My Commission Expires: 10-12-15
Resident of Marion County, Indiana

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

Patti J. Butterfield
AFFIANT

Sworn to and subscribed to before me this 12 day of December, 2014.

NOTARY PUBLIC

Frank D. Olk
PRINTED SIGNATURE

My Commission Expires: 10-12-15
Resident of Marion County, Indiana