**This Instrument Prepared by:**
John Joseph "Jack" Kubiszyn, Esq.
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, Alabama 35203

**After recording return to:**
Slate Ridge Holdings, LLC
One East Fourth Street, 4th Floor
Cincinnati, Ohio 45202

**Send tax bill to address of new owner:**
Slate Ridge Holdings, LLC
One East Fourth Street, 4th Floor
Cincinnati, Ohio 45202

BILL GARRETT, Davidson County
Trans:T20160030942 DEEDQC
Recvd: 04/15/16 14:05 5 pgs
Fees:27.00 Taxes:0.00
20160415-0036555

# QUITCLAIM DEED

**KNOW ALL PERSONS BY THESE PRESENTS**, that **REGIONS BANK**, an Alabama banking corporation (herein referred to as the "Grantor"), for and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration to it in hand paid by **SLATE RIDGE HOLDINGS, LLC**, an Ohio limited liability company, whose address is One East Fourth Street, 4th Floor, Cincinnati, Ohio 45202 (the "Grantee"), the receipt of which is hereby acknowledged, does hereby quit-claim and convey to the said Grantee, its successors and assigns, all of its right, title, interest and claim in or to the real estate located in Davidson County, Tennessee, attached hereto as Exhibit A (the "Property").

[Signature on the following page]

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed and its seal affixed this 22nd day of February, 2016.

Witnesses:

Andrea Howard
Print Name

Wendy Turner
Print Name

**REGIONS BANK,**
an Alabama banking corporation

By: Korey Cox
Name: Korey Cox
Title: Vice President

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Korey Cox, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President of Regions Bank, an Alabama banking corporation, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand, at office, this 22 day of February, 2016.

AFFIX SEAL

Signature of Notary

RANDI L DICUS
Name of Notary Typed, Printed or Stamped

My Commission Expires: (if not legible on seal): 11/5/2016

RANDI L. DICUS
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES NOVEMBER 05, 2016

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00 (Quitclaim Deed)**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the 22 day of February, 2016.

Notary Public

My Commission Expires: 11/5/2016

SEAL

RANDI L. DICUS
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES NOVEMBER 05, 2019

## EXHIBIT A

## LEGAL DESCRIPTION

**Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 1 of Hermitage Commons, as of record in Instrument Number: 20070810-0095886, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows, according to the survey of Cherry Land Surveying, Inc., R. Scot Cherry, Tn. No. 1512, 622 West Iris Drive, Nashville, Tennessee 37204, dated November 16, 2015 and revised December 2, 2015, December 21, 2015 and December 28, 2015, to wit:**

**Beginning at an existing iron rod in the westerly right-of-way line of Old Hickory Boulevard, at a corner common with Lot 53 of Dodson Heights, as of record in Plat Book 2900, Page 113, at the Register's Office for Davidson County, Tennessee, also being the property of John Harwell, Jr., as of record in Instrument Number: 20041229-0153444, at the Register's Office for Davidson County, Tennessee, said existing iron rod being located at Northing: 676,740.68; Easting: 1,786,844.00; on the State Plane Coordinate System NAD-83 (1995);**

**Thence with the westerly right-of-way line of Old Hickory Boulevard, South 07 deg 34 min 18 sec East, 63.73 feet to an existing iron rod;**

**Thence South 19 deg 29 min 35 sec East, 100.50 feet to an existing iron rod;**

**Thence South 20 deg 54 min 50 sec East, 141.93 feet to an existing iron rod, at a corner common with**

**Lot 2 of Hermitage Commons, also being the property of Hermitage Commons II, LLC, as of record in Instrument Number: 20070820-0099719, at the Register's Office for Davidson County, Tennessee;**

**Thence leaving the westerly right-of-way line of Old Hickory Boulevard, with the northerly property line of said Lot 2, South 71 deg 11 min 51 sec West, 288.51 feet to an existing iron rod;**

**Thence with the easterly property line of said Lot 2, North 18 deg 48 min 09 sec West, 157.95 feet to an existing iron rod in the southerly property line of Lot 48, of Dodson Heights, also being the property of Darlene A. & Theodric I. Williams, as of record in Instrument Number: 20010705-0071925, at the Register's Office for Davidson County, Tennessee;**

**Thence with the southerly property line of said Lots 48-53 , North 44 deg 41 min 18 sec East, 329.08 feet to the POINT OF BEGINNING. Containing 65,349 square feet or 1.500 acres more or less.**

**Being previously conveyed to Slate Ridge Holdings, LLC, an Ohio limited liability company from Regions Bank, an Alabama banking corporation by Limited Warranty Deed dated February 23, 2016, of record in Instrument No. 20160415-0036554, Register's Office for Davidson County, Tennessee.**

**Parcel/Tax ID # 08600076200**

**Property Address: 5201 Old Hickory Blvd., Hermitage, Tennessee 37076**