# WARRANTY DEED

File #16462

Davidson County DEEDWARR
Recvd: 10/14/16 15:41 3 pgs
Fees:18.00 Taxes:1665.00
20161014-0109101

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 11/6/17
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tennessee Parking, Inc. | New Owner | 09315027400 |
| (NAME) | (NAME) | |
| 1854 US Highway 1 S | | |
| (ADDRESS) | (ADDRESS) | |
| Southern Pines, NC 28387-7063 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Horizon Bank, N.A., Trustee of the James B. Altman Irrevocable Trust U/A/D** 12/01/1993, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tennessee Parking, Inc., a Tennessee corporation,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I: Being Lot No. 34 on the Map of McGhee Plan of Lots, as of record in Min. book "a", page 368, of the Chancery Court at Nashville.
Said Lot No.34 fronts 40 feet on the easterly side of 3rd Avenue South and runs back between parallel lines 135 feet to an alley.

Included in said description but specifically excluded therefrom is that part of the property taken for the widening of LaFayette Street, together with an easement of a fill slope shown in the condemnation proceeding.

Tract II: Being Lot No. 35 on the Map of McGee's Plan of Lots of record in Min. Book "A", page 368, of the Chancery Court at Nashville.
Said Lot No. 35 fronts 40 feet on the easterly side of Third Avenue south and runs back between parallel lines 135 feet to an alley.

Included in the above description but specifically excluded therefrom is that part of the property taken for the widening of Lafayette Street, together with an easement for a fill slope shown in said Condemnation Proceeding

Tract III: Being Lots Nos. 36 and 37 on the Plan of McGhee's Addition to South Nashville of record in Min. Book "A", page 368, Chancery Court at Nashville.
Said Lots Nos. 36 and 37 front 40 feet each on the easterly side of 3rd Avenue South, formerly College Street, and run back between parallel lines 135 feet more or less to an alley.

Being the same property conveyed by Quitclaim Deed to James B. Altman Irrevocable Trust from I-65 Realty Partners, LLC, a Nevada Limited Liability Company as recorded on the 16th day of January, 2015 in Instrument No. 20150116-0004499 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2016 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 914 Third Avenue South, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of September, 2016.

Horizon Bank, N.A. Trustee of the
James B. Altman Irrevocable Trust U/A/D 12/01/1993

BY: Diane S. Renforth
Diane S. Renforth, Sr. Trust Officer

**STATE OF INDIANA**
**COUNTY OF** Johnson

Personally appeared before me, the undersigned notary public, Diane S. Renforth with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Sr. Trust Officer for Horizon Bank, N.A. the Trustee of the James B. Altman Irrevocable Trust U/A/D dated 12/01/1993, and who further acknowledges that she is authorized by said Trust Agreement to execute the within instrument as Sr. Trust Officer on behalf of Horizon Bank., N.A. as Trustee of said Trust.

Witness my hand and official seal this 30th day of September, 2016.

Notary Public

My Commission Expires:

PATRICK PURTELL
Notary Public, State of Indiana
Johnson County
Commission # 669597
My Commission Expires
June 25, 2023

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

# True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017