(1)
Box 36

QUITCLAIM DEED

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 06, 2020

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29TH DAY OF SEPTEMBER, 2017.

NOTARY PUBLIC

Bill Garrett Davidson County
Batch# 9503 DEEDQC
10/06/2017 04:15:17 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20171006-0103075

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30535SP

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
JDF Premium Investments, LLC P.O. Box 21 Senoia, GA 30276	SAME ADDRESS AS NEW OWNER	08303001300

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Equity Trust Company Custodian FBO Guy R. Plummer, IRA as to a 68.30% undivided interest and Guy R. Plummer as to a 31.69% undivided interest and Torque Development Group, LLC as to a .01% undivided interest (**"Grantors"**), by these presents, quitclaim, grant and convey unto JDF Premium Investments, LLC, a Georgia Limited Liability Company (**"Grantee"**), its successors and assigns, all their right, title and interest in and to the following tract(s) of land in Davidson County, State of Tennessee, to-wit:

Being the Northerly part of Lot No. 5 on the Map showing C. H. Waller's Subdivision of part of Lots Nos. 42 and 43 in Brownsville, of record in Book 547, Page 163, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 5 fronts 75 feet on the Southerly side of Straightway Avenue and runs back 120.8 feet on the Easterly line and 128.1 feet, more or less, on the Westerly line to the Northerly line of the Halfacre property, measuring 75 feet thereon.

Being the same property conveyed to Equity Trust Company Custodian FBO Guy R. Plummer, IRA 68.30% undivided interest and Guy R. Plummer 31.69% undivided interest and Torque Development Group, LLC .01% undivided interest by Deed dated April 27, 2017 from Charles K. Galiwango, an unmarried man and Timothy Blake Cothran, a married man, of record in Instrument No. 20170519-0050111, in the Register's Office of Davidson County, Tennessee.

FOR INFORMATION PURPOSES ONLY
Property Address: 2028 A Straightway Avenue, Nashville, TN 37206 & 2028 B Straightway Avenue, Nashville, TN 37206

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer(s)) on this the 3 day of August, 2017.

Equity Trust Company, Custodian
FBO Guy R. Plummer IRA

By: _____ RACHEL CAIN
Corporate Alternate Signer
Its: Authorized Signor for Equity
Trust Company, as Custodian Only

STATE OF ~~TENNESSEE~~ OHIO, COUNTY OF Cuyahoga

Before me, the undersigned authority, of the State and County aforesaid, personally appeared RACHEL CAIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself/herself to be the CORP ALT SIGNER of Equity Trust Company, Custodian FBO Guy R. Plummer IRA, the within named bargainor, and that he/she as such CORP ALT SIGNER executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself/herself as CORP ALT SIGNER.

Witness my hand, at office, on August 15, 2017.

_____
Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF OHIO

PAULA NEUHOFF
Notary Public, State of Ohio
My Commission Expires
October 14, 2020

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this the 29th day of September, 2017.

Guy R. Plummer

STATE OF TENNESSEE, COUNTY OF Davidson

On this 29th day of September, 2017, before me personally appeared Guy R. Plummer, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

BENNETT ANDREW NARON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 05, 2021

Notary Public

My Commission Expires: 7/5/2021

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer(s)) on this the 29th day of September, 2017.

Torque Development Group, LLC,
a Tennessee Limited Liability Company

By: _____
Billy Tatom

Its: Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Billy Tatom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Member of Torque Development Group, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand and official seal on September 29, 2017.

_____
Notary Public

My commission expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 06, 2020