Bill Garrett Davidson County
Batch# 107446 DEEDWARRSP
06/22/2018 10:39:30 AM 6 pgs
Fees: $33.00 Taxes: $11,100.00
20180622-0060373

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (DMS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Number(s)
7D Developments LLC 111 MTCS Road Murfreesboro, TN 37129	Same	Map/Parcel: 09314020300

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **HORIZON BANK D/B/A HORIZON TRUST & INVESTMENT MANAGEMENT, AS TRUSTEE OF THE JAMES B. ALTMAN IRREVOCABLE TRUST** (the "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey, unto **7D DEVELOPMENTS LLC**, a Tennessee limited liability company (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except for the matters described on Exhibit B attached hereto.

Grantor further covenants and binds itself to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor (but not further or otherwise), except for claims arising out of the matters described on Exhibit B attached hereto.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed on this 19th day of June, 2018.

HORIZON BANK D/B/A HORIZON TRUST & INVESTMENT MANAGEMENT, AS TRUSTEE OF THE JAMES B. ALTMAN IRREVOCABLE TRUST

By: Rachel L. Saxon

Rachel L. Saxon
President & Senior Trust Officer

STATE OF INDIANA)
COUNTY OF LAPORTE)

STATE OF INDIANA NOTARY SEAL
LESLIE HELEN BIGGS
Notary Public, State of Indiana
LaPorte County
Commission # 640304
My Commission Expires
December 05, 2020

Personally appeared before me, the undersigned, a Notary Public, Rachel L. Saxon, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that: she is the President & Senior Trust Officer of HORIZON BANK D/B/A HORIZON TRUST & INVESTMENT MANAGEMENT, AS TRUSTEE OF THE JAMES B. ALTMAN IRREVOCABLE TRUST, the within named bargainor, and is authorized by the Bank, the Bank being authorized by the Trust, to execute this instrument on behalf of the Bank in its capacity as Trustee of the Trust.

WITNESS my hand, at office, this 19th day of June, 2018.

Leslie Helen Biggs
Notary Public

My Commission Expires:
12-5-2020

STATE OF INDIANA)
COUNTY OF LAPORTE)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $3,000,000.00.



Rachel L. Saxon

Rachel L. Saxon

Sworn to and subscribed before me this 19th day of June, 2018.

Leslie Helen Biggs
Notary Public

My Commission Expires: 12-5-2020

EXHIBIT A

PROPERTY DESCRIPTION

Being Lot 24 in O. Ewing's addition to South Nashville, a plan of which is of record in Book 21, Page 120, Register's Office of Davidson County, Tennessee.

Said Lot No. 24 fronts 66 feet on the northerly side of Drexel Place, formerly Central Street, and runs back between two alleys 191 feet, more or less, to an alley in the rear, and measures 66 feet on said rear line.

Being the same property conveyed to James B. Altman Irrevocable Trust by Quitclaim Deed of record in Instrument No. 20150116-0004503, in the Register's Office for said County.

EXHIBIT B

EXCEPTIONS TO TITLE

1. Current real estate taxes, a lien not yet due and payable.
2. Subject to all matters shown on the Plan of record in Plat Book 21, Page 120, Register's Office for Davidson County, Tennessee.
3. Easement of record in Book 3984, Page 978, Register's Office for Davidson County, Tennessee.
4. All legal highways and public rights-of-way; and
5. The provisions of all applicable zoning laws.

24840115.2

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Osgood, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Osgood

Notary's Signature

My Commission Expires: 11/9/2019.

Notary's Seal (If on paper)

ASHLEY N OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX