Bill Garrett Davidson County
Batch# 135713 DEEDQC
08/31/2018 03:59:59 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180831-0086818

This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Walt Burton, Esq.

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
Richland South, LLC 212 Overlook Cir., Ste. 207 Brentwood, Tennessee 37027	Richland South, LLC 212 Overlook Cir., Ste. 207 Brentwood, Tennessee 37027	Parcel No. 093-15-0-160.00 Parcel No. 093-15-0-381.00 Parcel No. 093-15-0-382.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **HORIZON BANK d/b/a HORIZON TRUST & INVESTMENT MANAGEMENT, AS TRUSTEE OF THE JAMES B. ALTMAN IRREVOCABLE TRUST** (hereinafter referred to as "Grantor"), herein this day bargained, sold and does by these presents bargain, sell, remise, release, and forever **QUITCLAIM** to **RICHLAND SOUTH, LLC,** a limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the 29th day of August, 2018.

GRANTOR:

HORIZON BANK d/b/a HORIZON TRUST & INVESTMENT MANAGEMENT, AS TRUSTEE OF THE JAMES B. ALTMAN IRREVOCABLE TRUST

By: _____

Name: Rachel L. Saxon

Its: President & Senior Trust Officer

STATE OF INDIANA

COUNTY OF LAPORTE

LESLIE HELEN BIGGS
Notary Public, State of Indiana
LaPorte County
Commission # 640304
My Commission Expires
December 05, 2020

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Rachel L. Saxon, 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 Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she 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 and official seal this 29th day of August, 2018.

Leslie Helen Biggs
Notary Public

My Commission Expires:

12.5.2020

AFFIDAVIT OF VALUE

I, Hassen Mawari, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 30th day of August, 2018

Affiant

Notary Public

My Commission Expires: 5-25-20

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAY 25, 2020

EXHIBIT "A"

Legal Description of the Property

Being an ALTA/ACSM Land Title Survey dated May 14, 2018, last revised ____, prepared by Kenneth D. Church, TN RLS # 1004, with TTL USA, 5010 Linbar Drive, Ste 153, Nashville, Tennessee, with respect to certain real property located in Davidson County, Tennessee and being more particularly described as follows:

Beginning at a new mag nail in asphalt with a TTL washer said corner marking the point of intersection of northern right of way Mulberry Street and the eastern right of way 5th Avenue South, thence with said right of way North 27 degrees 33 minutes 42 seconds West for 181.50 feet to a new mag nail set iron in asphalt with a TTL washer, corner with property of PS Tennessee L. P. recorded in Deed Instrument Number 20010525-0054638 and 20170911-0092959, Parts of Lots 70 through and 72 Barrow Grove Addition, Book S Page 279 recorded in the Davidson County Register of Deeds; Thence with said line North 62 degrees 43 minutes 51 seconds East for 176.00 feet to a new mag nail in asphalt with a TTL washer in the west right of line of Alley No. 146; Thence with said line South 27 degrees 33 minutes 42 seconds East for 181.50 feet to a new mag nail in asphalt with a TTL washer in the northern right of way Mulberry Street; Thence with said right of way South 62 degrees 43 minutes 51 seconds West for 176.00 feet to the point of beginning.

Parcel containing 0.73 acres, more or less (31,943.50 square feet more or less).

Being part the same property conveyed to the James B. Altman Irrevocable Trust by quitclaim deed from I-65 Realty Partners, LLC, a Nevada limited liability company, dated December 12, 2014 of record as Instrument No. 20150116-0004500 as corrected by Scrivener's Affidavit recorded as Instrument No. 20150213-0013469, said Register's Office, and by quitclaim deed from I-65 Realty Partners, LLC, a Nevada limited liability company, dated December 12, 2014 of record as Instrument No. 20150116-0004502 in said Register's Office.