Karen Y Johnson Davidson County
Batch# 152731 DEEDWARRSP
10/19/2018 11:08:30 AM 6 pgs
Fees: $33.00 Taxes: $2,147.37
20181019-0103898

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	09314021400

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 has caused this instrument to be executed on this 17th day of October, 2018.

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

By: Rachel L. Saxon
Name: Rachel L. Saxon
Title: President & Senior Trust Officer

STATE OF INDIANA)
COUNTY OF LAPORTE)

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, that is the 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 17th day of October, 2018.

Leslie Helen Biggs
Notary Public

My Commission Expires:
12-5-2020



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $580,370.64.

Affiant

Sworn to and subscribed before me this 17 day of October, 2018.

Notary Public

My Commission Expires: 3/10/19

BRENDA REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

TRACT II:

Being the southerly 50 feet of the northerly 87 ½ feet of Lots No. 51, 52 and 53 and the southerly 50 feet of the northerly 87 ½ feet of the easterly 10 feet of Lot No. 54 on the Map of O. Ewing's Addition to Nashville, of record in Book 21, Page 120, Register's Office for said County.

Said parts of said lots front 50 feet on the westerly side of 7th Avenue South, formerly Stevenson Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to James B. Altman Irrevocable Trust by Quitclaim Deed of record in Instrument No. 20150116-0004501, in the Register's Office of Davidson County, Tennessee.

TRACT III

Land in Davidson County, Tennessee, being part of Lots 53 and 54 on the O. Ewing's Addition, as of record in Book 21, page 120, said Register's Office.

Beginning at a point 106 feet from the intersection of the southerly margin of Drexel Street and the easterly margin of Seventh Avenue, South; thence westerly along the southerly margin of Drexel Street 44 feet to a point, thence southerly 41 feet to a point in the northerly line of the property belonging to Morris Speer and wife, Doris; thence easterly 43.74 feet along the northerly line of said Speer property to a point; thence northerly 39.98 feet to the point of beginning.

Being the same property conveyed to Horizon Bank d/b/a Horizon Trust & Investment Management, as Trustee of the James B. Altman Irrevocable Trust by Quitclaim Deed of record in Instrument No. 20180720-0071157, in the Register's Office of Davidson County, Tennessee.

TRACT IV:

Beginning at a point in the intersection of the southerly margin of Drexel Street and the westerly margin of Seventh Avenue, South; thence westerly along the southerly margin of Drexel Street 106 feet; thence southerly 39.98 feet to a point in the northerly line of the property formerly belonging to Morris Speer and wife, Doris; thence easterly 106.3 feet, along the northerly line of said Speer property, to a point in the westrly margin of Seventh Avenue, South; thence northerly 37.5 feet along the westerly margin of Seventh Avenue South, to the point of beginning; being parts of Lots 51, 52 and 53, on the map of O. Ewing's Addition, of record in Book 21, page 120, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Horizon Bank d/b/a Horizon Trust & Investment Management, as Trustee of the James B. Altman Irrevocable Trust by Quitclaim Deed of record in Instrument No. 20180720-0071157, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

EXCEPTIONS TO TITLE

1. Current real estate taxes, a lien not yet due and payable.

2. All matters as depicted on the ALTA/NSPS Land Title Survey prepared by Ted. J. Stevenson, II, TN RLS No. 2136, as Job No. 17201, dated September 11, 2018.

3. All legal highways and public rights-of-way.

4. The provisions of all applicable zoning laws.

25491348.2

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 Webb 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