Karen Y Johnson Davidson County
Batch# 152731 DEEDQC
10/19/2018 11:08:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20181019-0103899

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

QUITCLAIM 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 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, 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** (the "Grantor"), hereby quitclaims and conveys to **7D DEVELOPMENTS LLC**, a Tennessee limited liability company, and its successors and assigns (the "Grantee"), all of its right, title and interest in and to certain real property in Davidson County, Tennessee, more particularly described on Exhibit A 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 is $0.00.

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

BEING A CERTAIN PARCEL OF LAND LYING IN THE NINETEENTH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID PARCEL BEING THE NORTHERLY 87.5 FEET OF LOTS 51, 52, 53 AND THE NORTHERLY 87.5 FEET OF THE EASTERLY 10 FEET OF LOT 54 AS SHOWN ON THE PLAT ENTITLED "O. EWING'S ADDITION TO NASHVILLE", DATED: SEPTEMBER 18th, 1867, OF RECORD IN PLAT BOOK 21, PAGE 120, R.O.D.C.T. (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE). SAID PARCEL IS LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF DREXEL AVENUE AND SEVENTH AVENUE SOUTH, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A P.K. NAIL (NEW) WITH A SHINER STAMPED, RAGAN-SMITH ASSOCIATES, IN THE SOUTH RIGHT-OF-WAY LINE OF DREXEL AVENUE AND THE WEST RIGHT-OF-WAY LINE OF SEVENTH AVENUE SOUTH AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF DREXEL AVENUE WITH THE WEST RIGHT-OF-WAY LINE OF SEVENTH AVENUE SOUTH, SOUTH 02 DEGREES 13 MINUTES 49 SECONDS EAST, 87.50 FEET TO A P.K. NAIL (NEW) WITH A SHINER STAMPED, RAGAN-SMITH ASSOCIATES, AT THE NORTHEAST CORNER OF THREE JACKS, LLC, OF RECORD AS INSTRUMENT NUMBER 20120423-0034457, R.O.D.C.T.;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE WITH SAID THREE JACKS, LLC, SOUTH 88 DEGREES 30 MINUTES 41 SECONDS WEST, 150.00 FEET TO A P.K. NAIL (NEW) WITH A SHINER STAMPED, RAGAN-SMITH ASSOCIATES AT THE NORTHWEST CORNER OF SAID THREE JACKS, LLC, NEAR THE EASTERLY LINE OF ROOM IN THE INN, LLC, OF RECORD AS INSTRUMENT NUMBER 200901300008070, R.O.D.C.T. AND SHOWN AS LOT 2 ON THE PLAT ENTITLED "8TH AND DREXEL SUBDIVISION" OF RECORD AS INSTRUMENT NUMBER 2090130-0008070, R.O.D.C.T.;

THENCE, ALONG OR NEAR SAID LOT 2, NORTH 02 DEGREES 13 MINUTES 49 SECONDS WEST, 87.5 FEET TO A P.K. NAIL (NEW) WITH A SHINER STAMPED, RAGAN-SMITH ASSOCIATES, IN THE SOUTH RIGHT-OF-WAY LINE OF DREXEL AVENUE;

THENCE, WITH SAID RIGHT-OF-WAY, NORTH 88 DEGREES 30 MINUTES 41 SECONDS EAST, 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 13,124 SQUARE FEET OR 0.30 ACRES, MORE OR LESS.

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 and also 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.

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