G#4672-2

QUITCLAIM DEED

PRISCILLA S. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

State of Tennessee)
County of Davidson)

The actual consideration for this transfer is $ -0- .

Ashley Quinn
Affiant

Subscribed and sworn to before me, this the 14 day of February, 2013.

Priscilla Martin
Notary Public

My commission expires: 9-14-2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Q&A Holdings, G.P.	**"New Owner"**	**10509036100**
1110 Paris Avenue		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Ashley Quinn, married

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Q&A Holdings, G.P., a Tennessee general partnership

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING part of Lot Number 21 on the Map of Waverly Place, of record in Book 57, Page 95, Register's Office for said County, described according to a survey by Barge, Waggoner and Sumner Engineers, dated April 6, 1970, as follows:

BEGINNING at an iron pin in the westerly margin of Elliott Avenue, 172.4 feet, more or less, North of the northerly margin of Grove Avenue; thence, leaving said Avenue, North 80 degrees 08 minutes West, 200.8 feet to an iron pin in the easterly margin of alley Number 659; thence, with the same, North 9 degrees 37 minutes East 48 feet to an iron pin; thence, South 80 degrees 8 minutes East, 187.6 feet to an iron pin and the westerly margin of same along a slight curve, southerly 49.84 feet to the point of BEGINNING.

BILL GARRETT, Davidson County
Trans:T20130025253 DEEDQC
Recvd: 03/28/13 12:15 2 pgs
Fees:12.00 Taxes:0.00
20130328-0030643

BEING the same property conveyed to Ashley Quinn, by Special Warranty Deed dated January 18th, 2013, from Federal National Mortgage Association, of record in Instrument No. 20130220 - 0016727, Register's Office for Davidson County, Tennessee.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF JOHN T. COOK, P.C., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is improved property, known as: 1821 Elliott Avenue, Nashville, TN 37203.

Witness my/our hand(s) this 14th day of **February, 2013.**

Ashley Quinn

Ashley Quinn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ashley Quinn,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14 day of **February, 2013.**

Priscilla S. Martin

Notary Public

My Commission Expires: P. 14. 2014

PRISCILLA S. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY