WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/18/13 12:36 3 pgs
Fees:18.00 Taxes:851.00
20131218-0127892

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16TH day of December ,2013

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2015

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 381 Mallory Station Road, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Q&A Holdings, G.P	New Owner	105 10 O 021.00
(NAME)	(NAME)	
120 Steeplechase LN		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, Karen Rochelle Douglas, unmarried women hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Q&A Holdings, G.P**, A Tennessee General Partnership hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

land in Davidson County, Tennessee, being the northerly 50 feet of lot 4 on the Plan of record in Plat Book 57, Page 90, in the Register's Office for Davidson County; Tennessee, to which Plan reference is hereby made for a more complete description of the. property.

Beginning at a point in the easterly margin of Beech Avenue at the southeasterly intersection of Argyle Avenue; thence with the margin of Argyle Avenue, South 83° 22' East, 195.00 feet to a point in the westerly margin of Alley No. 661; thence with the margin of said Alley, South 8° 02' West, 50.00 feet to a point; thence leaving the margin of said alley, North 83° 22' West, 193.31 feet to a point in the easterly margin of Beech Avenue; thence with the margin of the same, North 6° 07' East, 50.00 feet to the point of beginning. Being the same property conveyed to Metropolitan Development and Housing Agency by Warranty Deed from William C. Hatchett, an unmarried man of record at Book 4772, Page 920, Register's Office for Davidson County, Tennessee, dated December 13, 1973 and recorded on December 14, 1973.

Being the same property conveyed to Mansfield Douglas, III by Quitclaim Deed from Metropolitan Development and Housing Agency of record at Instrument No. 200001030000544, Register's Office for Davidson County, Tennessee, dated December 17, 1999 and recorded on January 3, 2000.

Being the same property conveyed to Karen Rochelle Douglas by Quitclaim Deed from Mansfield Douglas, III and wife, Barbara Jean Douglas of record at Instrument No. 20040301-0022730, Register's Office for Davidson County, Tennessee, dated February 22, 2004 and recorded on March 1, 2004.

Together with that portion of Argyle Avenue south of its center line between the intersections of Beech Avenue and Alley No. 661, said portion of Argyle Avenue having been abandoned by Ordinance No. BI2003-47, by Metropolitan Government of Nashville and Davidson County, Tennessee.

unimproved X
This is improved ☐ property, known as 1800 Beech Ave, Nashville, TN 37203

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 16th day of DEC. 2013

Karen Rochelle Douglas

Karen Rochelle Douglas

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, **Karen Rochelle Douglas**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of December , **2013**

Notary Public

My commission expires: 1-5-16

True Copy Certification

I, Cheryl Dillon, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ryan Rafoth, a notary public for this county and state, Cheryl Dillon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6.26.16
Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY