BILL GARRETT, Davidson County
Trans:T20140001545 DEEDWARR
Recvd: 01/08/14 10:51 2 pgs
Fees:13.00 Taxes:1420.80
20140108-0002023

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $384,000.00. Amanda Affiant

Subscribed and sworn to before me, this the 3rd day of January, 2014.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ryan Chang	Academy Mortgage Corp.	**105090N00100CO**
1821 Elliott Ave.	1220 East 7800 South	
Nashville, TN 37203	Sandy, UT 84094	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Q & A Holdings, G.P., a Tennessee General Partnership

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan Chang and Aimee Chang, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property situated in Davidson County, TN:

Being Unit A, as established in Declaration and Master Deed Establishing a Horizontal Property Regime for 1821 Elliott Avenue Townhomes of record at Instrument No. 20130619-0062798, and depicted on Exhibit "B", in the Register's Office of Davidson County, Tennessee, to which said Declaration and Master deed Establishing a Horizontal Property Regime for 1821 Elliott Avenue Townhomes reference is hereby made for a more particular description of said property.

Being the same property conveyed to Wallace Thomas Reynolds by order from Annie Ruth Reynolds of record in Book 9577, Page 846, Register's Office for Davidson County, Tennessee, dated December 16, 1992 and recorded January 24, 1995.

Being the same property conveyed to Ashley Quinn, married by Deed from Federal National Mortgage Association of record in Instrument No. 20130220-0016727, Register's Office for Davidson County, Tennessee, dated January 18, 2013 and recorded February 20, 2013

Being the same property conveyed to Q & A Holdings, G.P., a Tennessee general partnership by Deed from Ashley Quinn, married of record in Instrument No. 20130328-0030643, Register's Office for Davidson County, Tennessee, dated February 14, 2013 and recorded on March 28, 2013.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 1821 Elliott Ave., Nashville, TN 37203, also known as 1821 A Elliott Ave., or 1821 Elliott Ave, Unit A according to its recorded Declaration and Master Deed referenced in the above legal description.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), 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 MY/OUR HANDS EFFECTIVE AS OF January 3rd, 2014:

Q & A Holdings, G.P., a Tennessee General Partnership

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Nicholas Adler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Partner of Q+A Holdings, G.P., the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the _____ day of January, 2014.

My Commission Expires: 6-5-16

Notary Public

DORA L. MOBLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

20131344R