This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater is $120,000.00.

Affiant

Subscribed and sworn before me this the 14th day of ~~August, 2014.~~

Notary Public
My commission expires: 9/9/14

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Q & A Holdings, GP	First Advantage Bank	09107025800
120 Steeplechase Lane	1430 Madison St	
Nashville, TN 37221	Clarksville, TN 37040	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BATTLEGROUND INVESTMENTS, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Q & A HOLDINGS, GP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the unrecorded subdivision of a tract of land known as the Lockhart Property, described according to a survey made December 14, 1932, by S. R. Sanford, Civil Engineer, as follows:

BEGINNING at a point in the north margin of Michigan Avenue 260 feet east of the easterly margin of 48th Avenue, North the common corner of lots Nos. 23 and 24; thence northerly with the line between said two lots, 155 feet to a point in the south margin of an alley; thence easterly with the margin of the same 50 feet to a point; thence southerly and parallel to the easterly margin of 48th Avenue, North 155 feet to the north margin of Michigan Avenue; thence westerly with the margin of the same 50 feet to the point of beginning.

Being the same property conveyed to Battleground, LLC by deed from Christopher Smith dated August 1, 2014 of record in Instrument No. 20140813-0073179, said Register's Office.

Scrivener's Affidavit being recorded to correct Grantees name from Battleground, LLC to Battleground Investments, LLC of record in Instrument No. 20140815-0074049, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 4704 Michigan Avenue, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 14th day of August, 2014.

Battleground Investments, LLC

, Member
By: Steve DeSoto, Member

BILL GARRETT, Davidson County
Trans:T20140060253 DEEDWARR
Recvd: 08/15/14 13:06 2 pgs
Fees:13.00 Taxes:444.00
20140815-0074050

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared STEVE DESOTO, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the member of the within named bargainor, a TN LLC, and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the TN LLC by the said STEVE DESOTO as such member.

Witness my hand and official seal this 14th day of August, 2014

My Commission Expires: 9/9/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY