(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/20/15 13:49 3 pgs
Fees:18.00 Taxes:684.50
20150220-0014959

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Ashley Reiss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20TH DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 6.26.16
(AFFIX SEAL)

RYAN A. NOTH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Q & A Holdings G.P., a Tennessee General Partnership	NEW OWNER	083 07 0 173.00
(NAME)	(NAME)	
120 Steeplechase Lane	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-Five Thousand And No/100 Dollars ($185,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Suzanne E. Knoble, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Q & A Holdings G.P., a Tennessee General Partnership**, hereinafter called the Grantee, its successors 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 Lot No. 19 on the Map of Rolling Acres No. Two, Section One, as of record in Book 1424, Page 45, said Register's Office.

Said Lot No. 19 fronts 75 feet on the easterly side of Skyview Drive, and runs back between parallel lines, 135 feet to a dead line.

Being the same property conveyed to David G. Knoble and wife, Suzanne E. Knoble by Warranty Deed from Jo Ann Johnson, Personal Representative of the Estate of Claire Shepperson Prichard, deceased, and on behalf of the heirs of Mildred Elizabeth Prichard, deceased, dated September 11, 1996 and recorded September 12, 1996 in Book 10189, Page 438, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Suzanne E. Knoble by Quitclaim Deed from David G. Knoble dated November 17, 2005 and recorded November 22, 2005 in Instrument No. 20051122-0140970, Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 708 Skyview Drive, Nashville, TN 37206

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, its successors and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 20th day of February, 2015.

Suzanne E. Knoble

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Suzanne E. Knoble, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of February, 2015.

Notary Public

My Commission Expires: 3/6/18

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FRN-150229

True Copy Certification

I, Dora Mobley, 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 TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley 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: 06-26-16

Notary' Seal (if on paper)

