J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $555,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of April, 2015. Notary Public My commission expires: _____

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

BILL GARRETT, Davidson County
Trans:T20150028777 DEEDWARR
Recvd: 04/16/15 14:55 2 pgs
Fees:13.00 Taxes:2053.50
20150416-0033905

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Jonathan P. Uhles	New Owner	**P/O 105-10-0-021**
1800 Beech Avenue, Unit B		
Nashville, TN 37203		

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, GP, a Tennessee General Partnership

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

Jonathan P. Uhles, unmarried

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:

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of 1800 Beech Avenue Townhomes, a Horizontal Property Regime with Private Elements established by Declaration of Covenants, Conditions and Restrictions for 1800 Beech Avenue Townhomes, of record in Instrument No. 20140514-0041142, amended in Instrument No. 20150121-0005749, Register's Office for Davidson County, Tennessee, as amended, said unit being depicted on the Plat attached as Exhibit "B" to the aforementioned Declaration.

Being a portion of the same property conveyed to Q&A Holdings, G.P. a Tennessee General Partnership by Warranty deed from Karen Rochelle Douglas, unmarried woman of record in Instrument No. 20131218-0127892 Register's Office for Davidson County, Tennessee, dated December 16, 2013 and recorded on December 18, 2013.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements 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 1800 Beech Avenue, Unit B, 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 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 April 2, 2015:

Q&A Holdings, GP
By: Nick Adler
Its: Partner

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, NICK 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 GEN. PARTNER of Q&A HOLDINGS, GP, 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 2nd day of April, 2015.

My Commission Expires: 6.26.16

Notary Public

20151041R

RYAN A. RAFOTH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY