File BOX 8

BILL GARRETT, Davidson County
Trans:T20150031777 DEEDWARR
Recvd: 04/27/15 14:12 2 pgs
Fees:13.00 Taxes:1640.95
20150427-0037539

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $443,500.00.

Affiant

Subscribed and sworn to before me, this the 24th 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

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Jing Xu	**FAIRWAY INDEPENDENT MTG.**	**Part of 0831402400**
318 S 17th Street, Unit A	**100 MARKET ST., STE. 403**	
Nashville, TN 37206	**PORTSMOUTH, NH 03801**	

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

Jing Xu and Adam Binder, wife and husband

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 A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 318 South 17th Street Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20140610-0050155 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Raymond E. Jones and wife, Rebecca K. Jones by Deed from Doss Hill, Trustee, with Full Power to sell, transfer, mortgage or otherwise encumber without the joinder of any beneficiary of record in Book 5806, page 7, Register's Office for Davidson County, Tennessee, dated October 13, 1981 and recorded on October 13, 1981. The said Raymond E. Jones and Rebecca K. Jones having since divorced and pursuant to the Marital Dissolutions Agreement and Final Decree, Rebecca K. Jones conveyed her interest unto Raymond E. Jones by Quitclaim Deed of record in Book 9986, page 761, dated January 29, 1996, recorded on February 26, 1996. and being part of the same property conveyed to Q & A Holdings, G.P. a Tennessee general partnership by Warranty Deed from Raymond E. Jones, unmarried man, dated July 31, 2014 and recorded on February 3, 2014 of record in Instrument No. 20140203-0009505, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2015, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Book 57, page 130, said Register's Office. Covenants, Conditions and Restrictions of record in Instrument No. 20140610-0050155 in said Register's Office.

This is improved (__X__) unimproved (____) property known as 318 S 17th Street, Unit A, 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(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 24, 2015:

Q & A Holdings, G.P. a Tennessee General Partnership
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 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 24th day of April, 2015.

My Commission Expires: 6-5-16

Notary Public

20151181R

DORA L. MOBLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY