This instrument prepared by:

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

Davidson County DEEDQC
Recvd: 09/08/16 16:06 4 pgs
Fees:22.00 Taxes:0.00
20160908-0094810

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this the 8TH day of SEPT, 2016.

NOTARY PUBLIC

RYAN A. RAFOTH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 5-25-20

NEW OWNER:

Charlotte Parkside, Inc.
120 Steeplechase Lane
Nashville, TN 37221

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

090-12-0-269.00
090-12-0-269.01

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Q&A Holdings, G.P., a Tennessee general partnership (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Charlotte Parkside, Inc., a Tennessee corporation (hereinafter referred to as "Grantee"). Said property conveyed herein is land in Davidson County, Tennessee, described as follows:

See Exhibit A

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose makes this conveyance to Grantees.

IN WITNESS WHEREOF, effective this the 8TH day of SEP, 2016.

GRANTOR:

Q&A Holdings, G.P.,
a Tennessee general partnership

By: Nicholas Adler, General Partner

STATE OF TENN

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public for said County and State, personally appeared Nicholas Adler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a general partner (or other officer authorized to execute the instrument) of Q&A Holdings GP, a Tennessee general partnership, the within named bargainor, who executed the foregoing instrument for the purpose therein contained, by personally signing as such general partner on behalf of the general partnership.

Witness my hand, at office, the 8TH day of SEP, 2016.

NOTARY PUBLIC

My Commission Expires: 5.25.20

20151004C

RYAN A. RAFOTH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

BEGINNING AT AN IRON ROD IN CONCRETE (OLD) ON THE EASTERLY MARGIN OF CROLEY DRIVE (50 FOOT WIDE R.O.W.) , SAID ROD BEING THE NORTHWEST CORNER OF LOT 1, CLINTON SUBDIVISION, BOOK 5190, PAGE 451 R.O.D.C., TN OWNED BY CHARLES H. SPAKES, ET UX (BOOK 5689, PAGE 860 R.O.D.C., TN), AND BEING LOCATED N 0853'50" E 194.95 FEET FROM THE NORTHERLY MARGIN OF IVY STREET; THENCE THE EASTERLY MARGIN OF SAID CROLEY DRIVE N 0857'58" E 94.20 FEET TO AN IRON ROD (OLD) AT THE BASE OF A TREE; THENCE N 0815'30" E 65.39 FEET TO AN IRON ROD (OLD) AT THE BASE OF A TREE, SAID ROD BEING THE SOUTHWEST CORNER OF THE THOMAS P. KANADAY, JR. & SALLY R. KANADAY LAND (INSTRUMENT# 20101008-0081133 R.O.D.C., TN); THENCE LEAVING SAID CROLEY DRIVE WITH SAID KANADAYS 8051'08" E 672.68 FEET TO AN IRON ROD (OLD) IN THE WESTERLY MARGIN OF NALL AVENUE, UNIMPROVED, SHOWN AS AN UN-NAMED ROADWAY ON THE PLAT OF T.M. NALL'S SUBDIVISION (BOOK 421, PAGE 63 R.O.D.C., TN); THENCE WITH THE WESTERLY MARGIN OF SAID ALLEY S 0548'03" W 56.48 FEET TO AN IRON ROD (OLD); THENCE S 0857'58" W 86.14 FEET TO AN IRON SPIKE (OLD) IN A 26" HACKBERRY TREE AT THE NORTHEAST CORNER OF THE DNA MIRACLE PROPERTIES, LLC LAND (INSTRUMENT# 20131223-0129459 R.O.D.C., TN); THENCE WITH SAID DNA MIRACLE AND THE LINE OF 8 OTHER PROPERTIES N 8217'58" W 675.16 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT OF LAND CONTAINING 101,899.45 SQ. FT. OR 2.34 ACRES MORE OR LESS AS SHOWN ON A SURVEY DATED 12-2-2014 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. JOHN HOOD TN R.L.S.#1838, 2918 BERRY HILL DRIVE, NASHVILLE, TN 37204

Being the same property conveyed to Q & A Holdings, G.P., a Tennessee general partnership, by Warranty Deed from Sandra Goodson Watts, Trustee of the Goodson Family Trust U/A dated July 22, 2014, of record in Instrument No. 20150527-0048563, Register's Office for Davidson County Tennessee, dated May 22, 2015 and recorded on May 27, 2015, and Quitclaim Deed by Sandra Goodson Watts, Trustee of the Goodson Family Trust U/A dated July 22, 2014 to Q & A Holdings, G.P., a Tennessee general partnership, of record in Instrument No, 20150720-0070745, Register's Office for Davidson County, Tennessee, dated May 22, 2015 and recorded on July 20, 2015.

This property is known as 606/608 Croley Drive, Nashville, TN 37209.

Map/Parcel 090-12-0-269.00 and 090-12-0-269.01.

Together with an Easement Agreement (Sanitary Sewer) by Metropolitan Government of Nashville and Davidson County to Q&A Holdings, G.P., recorded November 30, 2015 in Instrument No. 20151130-0120393.

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

