Davidson County DEEDWARR Recvd: 11/23/16 14:05 4 pgs Fees:23.00 Taxes:2312.50 **20161123-0123939**	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $625,000.00. Alyna Rayne Affiant Subscribed and sworn to before me, this the 22nd day of November, 2016. Notary Public My commission expires: 5.25.20

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

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Q&A Holdings, GP	NEW OWNER	**092-09-0-226.00 (Tract I)** **105-13-0-242.00 (Tract II)**
45 Annandale		
Nashville TN, 37215		

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,

The Estate of Peggy L. Cohen

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

Q&A Holdings, GP, a Tennessee general partnership

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:

Tract I: 415 36th Avenue North (092-09-0-226.00)

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of W. R. Wilson Tract of record in Plat Book 332, Page 161, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 76 fronts 50 feet on the westerly side of 36th Avenue North, formerly Freemont Street, and runs back between parallel lines, 130 feet to an alley.

Being the same property conveyed to P. Millard Cohen and wife, Peggy L. Cohen by Warranty deed from Robert H. Williamson and wife, Claudine D. Williamson of record in Book 4599, page 977, Register's Office for Davidson County, Tennessee, dated April 24, 1972 and recorded on May 9, 1972.

Being also known as 415 36th Avenue North Nashville, Tennessee 37209.

Tract II: 2220 11th Avenue South (105-13-0-242.00)

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Duckworth's Addition to Nashville of record in Plat Book 57, Page 83, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 50 feet on the easterly side of 11th Avenue South, and runs back between parallel lines, 180 feet to an alley.

Being the same property conveyed to P. Millard Cohen and wife, Peggy L. Cohen by Warranty deed from B. Roy Kennedy, Jr. and wife, Mae W. Kennedy of record in Book 4179, page 776, Register's Office for Davidson County, Tennessee, dated September 30, 1967 and recorded on October 11, 1967.

Being also known as 2220 11th Avenue South Nashville, Tennessee 37204.

The said P. Millard Cohen died May 17, 2006, leaving Peggy L. Cohen as tenant by the entirety. The said Peggy L. Cohen died September 27, 2016, her estate having been probated of record in Docket No. 16P-1760, in the Probate Court for Davidson County Tennessee, devising said property to David Samuel Cohen.

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 415 36th Avenue North, Nashville, TN 37209 and 2220 11th Avenue South, Nashville, Tennessee 37204.

(remainder of page intentionally left blank)

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 November 22, 2016:

David Cohen Executor

David Cohen, Executor of The Estate of Peggy L. Cohen

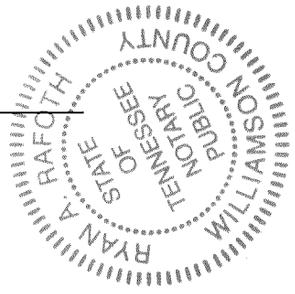
STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF Williamson	)	

Personally appeared before me, a Notary Public of said County and State, David Cohen, Executor of The Estate of Peggy L. Cohen, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 22nd day of November, 2016.

My Commission Expires: 5.25.20

Notary Public



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)

