39B

Bill Garrett Davidson County
Batch# 54091 DEEDWARR
02/02/2018 09:27:44 AM 2 pgs
Fees: $13.00 Taxes: $2,845.30

20180202-0010711

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $769,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of February, 2018.

Notary Public

My commission expires: 5/8/18

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMS DAVIDSON COUNTY, TN

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:
David Stroup	Quicken Loans	**105-13-4G-002.00-CO**
2220 11th Avenue South	1050 Woodward Ave	
Nashville, TN 37204	Detroit, MI 48226	

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 Partnership

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

David Stroup, a single man and Allyssa S. Ward, a single woman, as joint tenants with full rights of survivorship

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 No. B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 2220 11th Avenue South Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20161123-0123940 and amended in Instrument No. 20170413-0036100 and in Instrument No. 20171120-0118718 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 a portion of the same property conveyed to Q&A Holdings, GP, a Tennessee general partnership by Warranty Deed from The Estate of Peggy L. Cohen of record in Instrument No. 20161123-0123939 Register's Office for Davidson County, Tennessee, dated November 22, 2016 and recorded on November 23, 2016.

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 2220 11th Avenue South, Nashville, TN 37204.

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 1st day of February, 2018:

Q&A Holdings, GP

By: Nicholas Adler
Its: General Partner

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Nicholas 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 General 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 1st day of February, 2018.

My Commission Expires: 5/25/20

Notary Public

20171736C

