

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $588,000.00.

Kelly Kay
Affiant

Subscribed and sworn to before me, this the 30th day of April, 2018.

Carmen Coats
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
Batch# 87608 **DEEDWARR**
05/02/2018 03:35:52 PM 2 pgs
Fees: $13.00 Taxes: $2,175.60

20180502-0041965

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Charles M. Tyndal III	NEW OWNER	**092-09-4T-002.00-CO**
415 B 36th Avenue N.		
Nashville, TN 37209		

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 Partnership

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

Charles M. Tyndal III and Chandler V. Tyndal, husband and wife

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. 415B, 415 36th Avenue North Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 415 36th Avenue North Townhomes, a Horizontal Property Regime of record in Instrument Number 20161123-0123941, First Amendment of record in Instrument No. 20170418-0037988, 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.

P. Millard Cohen died May 17, 2006, leaving Peggy Cohen as surviving tenant by the entirety. Peggy Cohen died September 27, 2016, her estate was probated in the Chancery Court of Davidson County, Tennessee, File No. 16P1760.

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

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 B 36th Avenue N., Nashville, TN 37209.

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 30th day of April, 2018:

Q&A Holdings, GP, a Tennessee Partnership

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, 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 30th day of April, 2018.

My Commission Expires: 3/10/2019

Notary Public

20181192R

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY