Karen Y Johnson Davidson County Batch# 177273 DEEDWARR 12/21/2018 03:17:30 PM 3 pgs Fees: $18.00 Taxes: $3,108.00 20181221-0124599	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $840,000.00. Affiant Subscribed and sworn to before me, this the 20th day of December, 2018. Notary Public My commission expires: 9/7/2020

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

ALYSSA RAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Q&A Holdings, GP	**NEW OWNER**	**090 12 0Q 011.00**
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,

Charlotte Parkside, Inc., a Tennessee Corporation

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:

Land situated in Davidson County, Tennessee, being Unit TH04, TH05, and TH07, as established in Declaration of Covenants, Conditions and Restrictions for Charlotte Parkside, a Horizontal Property Regime with Private Elements of record at Instrument No. 20161011-0107421, as amended in Instrument No. 20161017-0109431 and in Instrument No. 20180130-0009606, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Charlotte Parkside, Inc., a Tennessee corporation by quitclaim deed from Q&A Holdings, G.P., a Tennessee general partnership, of record in Instrument No. 20160908-0094810, Register's Office for Davidson County, Tennessee.

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 212, 214, and 218 Croleywood Lane, 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 20th day of December, 2018:

Charlotte Parkside, Inc., a Tennessee Corporation

By: _____
Nick Adler, President

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 President of Charlotte Parkside, Inc., a Tennessee corporation, 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 said grantor.

Witness my hand, at office, this the 20th day of December, 2018.

My Commission Expires: 9/7/2020

_____
Notary Public

20181784DCP0004

ALYSSA RAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

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.

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

