RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-141200379

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150010676 DEEDWARR
Recvd: 02/11/15 10:44 2 pgs
Fees:13.00 Taxes:967.55
20150211-0012675

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$261,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 30th day of JANUARY, 2015

Notary Public

MY COMMISSION EXPIRES: 10/18/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KEVIN GAN 44 W 62nd Street, Apt 10-A New York, NY 10023	Franklin American Mortgage Co 501 Corporate Centre Dr #400 Franklin, TN 37067	072-15-0-008.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MDS REALTY INVESTMENTS, INC., A NEVADA CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KEVIN GAN, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 11 on the unrecorded Map showing Subdivision by Geo. A. Pickup of Lot No. 9 on the Map of Belle Forest Subdivision, which latter subdivision is of record in Book 547, Page 22, Register's Office for said County and described as follows:

Beginning at a point in the northerly line of Cahal Avenue, being the common corner of Lots No. 9 and 20 of said Belle Forest Subdivision, and the southeast corner of Lot No. 11 of said Pickup's recorded plan; thence with the east line of Lot 11 along the westerly line of Lots 19 and 20 of Belle Forest Plan, northerly 183.3 feet to the corner of Lots Nos. 8, 18 and 19 of Belle Forest Subdivision, being the northeast corner of Lot No. 11 of Pickup's Subdivision; thence westerly 75 feet; thence southerly 168 feet to the northerly line of Cahal Avenue; thence with the line of same easterly 75 feet to the beginning.

BEING the same property conveyed to MDS Realty Investments, Inc., a Nevada Corporation, by Warranty Deed from Angela J. Bell, unmarried, dated 2/27/14 and recorded 2/27/14 in Instrument No. 20140227-0017121; and the same property previously conveyed to Angela J. Bell, by Warranty Deed from Chan McCullough, Custodian for Lang McCullough and Chandler McCullough, III and Lang McCullough and Chandler McCullough, III, dated 8/1/02 and recorded 8/6/02 in Instrument No. 20020806-0094300, in the Register's Office of Davidson County, Tennessee

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1805 CAHAL AVE., NASHVILLE, TN 37206**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 29 day of JANUARY, 2015.

MDS REALTY INVESTMENTS, INC.

BY: LY U. SMITH, PRESIDENT

STATE OF KANSAS
COUNTY OF Johnson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Ly U. Smith with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the President of MDS Realty Investments, Inc. the within named bargainor, and corporation, and that she as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ly U. Smith as such President.

Witness my hand and official seal at office at U.S. Bank 135th & Nall, Kansas on this the 29 day of January, 2015.

My commission expires: 11/04/2017

Notary Public

JORDAN MARKS
Notary Public
State of Kansas
My Commission Expires 11/04/2017