Prepared By and Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150064538 DEEDQC
Recvd: 08/04/15 16:07 2 pgs
Fees:12.00 Taxes:0.00
20150804-0077505

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is $0.00.

Affiant

CAROL T BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

Subscribed and sworn to before me, this 4th day of July, 2015.

Notary
Commission Expires: 3/24/17

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SEARCH OF COUNTY RECORDS. NO TITLE INSURANCE WAS AFFORDED IN CONNECTION WITH THIS TRANSACTION, AND TENNESSEE TITLE SERVICES, LLC IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION OR CONTENT STATED HEREIN.

QUITCLAIM DEED

ADDRESS NEW OWNER(s)	SEND TAX BILLS TO	MAP & PARCEL
Farokh Fani 1453 Bell Road, #106 Nashville, TN 37211	Farokh Fani 1453 Bell Road, #106 Nashville, TN 37211	10705009100

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **George Hanna,** has this day bargained and sold, and does hereby transfer and convey unto the said **Farokh Fani,** the Grantee(s) herein, his (successors), heirs and assigns, all his right title and interest in certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Bel-Air, Section 2, of record in Book 2900, Pages 29-32, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to George Hanna by Warranty Deed from Marlene Key, dated May 4, 2012, and recorded May 10, 2012, in Instrument No. 20120510-0040532, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

Subject property has never been the primary residence of the Grantor or any spouse!

This is improved (X) unimproved ( ) property, known as 1959 Dabbs Avenue, Nashville, TN 37217.

Whenever 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 hand this 29th day of July, 2015.

George Hanna

George Hanna

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor(s), **George Hann**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 29th day of July, 2015.

Notary Public

My Commission Expires: 3/24/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY