QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF June, 2015.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
1624 Cahal Avenue LLC c/o Andersen Tax LLC Michael B. Weicher	Franklin American Mortgage Co.	
(NAME) 1177 Avenue of the Americas, 18th Floor	(NAME) 501 Corporate Center Dr. #400	07214029500
(ADDRESS) New York, NY 10036	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KEVIN GAN, AN UNMARRIED MAN AND PARVINDER THIARA, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **1624 CAHAL AVENUE LLC**, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL OF OUR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 1, 2 AND 3 OF BLOCK "A" ON THE MAP OF A SUBDIVISION OF BELLE FOREST NO. 2 OWNED BY H. A. CHRISTENSEN OF RECORD IN PLAT BOOK 843, PAGE 94, 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 THE SAME PROPERTY CONVEYED TO KEVIN GAN AND PARVINDER THIARA BY WARRANTY DEED FROM ANTHONY P. BORDENET, A SINGLE MAN OF RECORD IN INSTRUMENT NO. 20140912-0083692, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

JESSE SANDERS NOTARY PUBLIC Kings County COMMISSION EXPIRES AUG 31 2015 STATE OF NEW YORK

This is
( ) unimproved
(X) improved

property known as 1624 Cahal Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20150081609 DEEDQC
Recvd: 09/25/15 08:18 2 pgs
Fees: 12.00 Taxes: 0.00

20150925-0097454

Witness our hands this the 5 day of June, 2015.

Kevin Gan

Parvinder Thiara

STATE OF Kings)
COUNTY OF New York)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin Gan, the within named bargainor, 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 and official seal, this the 5 day of June, 2015.

Notary Public

My Commission Expires:

8-25-18

JESSE SANDERS
COMMISSION EXPIRES
Kings County
NOTARY
PUBLIC
01SA6310402
AUGUST 25, 2018
STATE OF NEW YORK

STATE OF New York)
COUNTY OF Kings)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Parvinder Thiara, the within named bargainor, 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 and official seal, this the 5 day of June, 2015.

Notary Public

My Commission Expires:

8-25-18

JESSE SANDERS
COMMISSION EXPIRES
Kings County
NOTARY
PUBLIC
01SA6310402
AUGUST 25, 2018
STATE OF NEW YORK

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212