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)
1508 Gartland Avenue, LLC c/o Andersen Tax LLC Michael B. Weicher	Franklin American Mortgage Company	
(NAME)	(NAME)	
1177 Avenue of the Americas, 18th Floor	501 Corporate Centre Drive, Ste 400	083 09 0 351.00
(ADDRESS)	(ADDRESS)	
New York, NY 10036	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 GRANTEES AND, FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KEVIN GAN, UNMARRIED, AND PARVINDER THIARA, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY, QUITCLAIM AND CONVEY UNTO **1508 GARTLAND 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 NO. 70 ON THE PLAN OF A.V.S. LINDSLEY 29 ACRE TRACT, OF RECORD IN PLAT BOOK 57, PAGE 66, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KEVIN GAN, UNMARRIED, AND PARVINDER THIARA, UNMARRIED, AS TENANTS IN COMMON, BY WARRANTY DEED FROM GREGORY J. SCHUTZ AND WIFE, SARA R. W. SCHUTZ, DATED OCTOBER 9, 2014, AND OF RECORD IN INSTRUMENT NO. 20141014-0094800, IN THE 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.

This is
( ) unimproved
(X) improved

property known as 1508 Gartland Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

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

20150925-0097455

Witness my hand this the 5 day of June, 2015.

Kevin Gan

Parvinder Thiara

STATE OF New York
COUNTY OF Kings

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