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)
420 Lockland Drive, LLC c/o Andersen Tax LLC Michael B. Weicher	**Franklin American Mortgage Company**	
(NAME) **1177 Avenue of the Americas, 18th Floor**	(NAME) **501 Corporate Centre Drive, Ste 400**	**083 100 06900**
(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 GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT, ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **KEVIN GAN, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY, UNTO **420 LOCKLAND DRIVE, LLC**, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL OF MY 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. 180 AND THE NORTHERLY 20.0 FEET OF LOT NO. 179 ON THE MAP OF MCEWEN PLACE, OF RECORD IN BOOK 332, PAGE 133, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT AND PART OF SAID LOT ADJOIN AND FRONT TOGETHER 50.0 FEET ON THE WEST SIDE OF ALLEN STREET, NOW LOCKLAND DRIVE, AND RUN BACK BETWEEN PARALLEL LINES ALONG THE SOUTH MARGIN OF MCEWEN AVENUE 128.0 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO KEVIN GAN BY WARRANTY DEED FROM MELISSA J. HUGHES AND R. JANE HUGHES, DATED AUGUST 13, 2014, AND OF RECORD IN INSTRUMENT NO. 20140815-0073793, 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 **420 Lockland Drive, Nashville, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20150081609 DEEDQC
Recvd: 09/25/15 08:19 2 pgs
Fees: 12.00 Taxes: 0.00
20150925-0097456

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

Kevin Gan

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

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