RECORD AND RETURN TO:
Leslie A. Garside, Esq.
1104B Fatherland St.
Nashville, TN 37206

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160002545 DEEDQC
Recvd: 01/11/16 14:39 4 pgs
Fees:22.00 Taxes:0.00
20160111-0002775

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 7th DAY OF January, 2016.

NOTARY PUBLIC

My commission expires: 1/20/19

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Leslie A. Garside, Esq. 1104B Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erik Nikravan Nima Baha 1055 Pine St. #727 Nashville, TN 37203	Same as new owner	08115044800

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), **GARLAND CAPITAL, LLC, a Tennessee limited liability company,** hereinafter called the Grantor(s), has quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **ERIK NIKRAVAN and NIMA BAHA,** their successors and assigns, all my right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of George Shields Addition to Nashville of record in Plat Book 57, Page 62, in the Register's Office for Davidson County.

Said Lot No. 59 fronts 50 feet on the northerly margin of Heiman Street and extends back between parallel lines 140 feet to an alley.

Included in the above conveyance but expressly excluded herewith is the following: Beginning at a point in the existing southerly right-of-way of Heiman Street, said point being the northwesterly corner of Parcel 447, on Tax Map 81-15, of record in Book 1725, page 152, Register's Office for Davidson County, Tennessee; thence, South 08 degrees 50 minutes 41 seconds East, 3.91 feet to a point; thence, with a curve to the left having a central angle of 29 degrees 17 minutes 54 seconds a radius of 25.00 feet for a distance of 12.78 feet, more or less, thence, North 77 degrees 52 minutes 25 seconds East, 12.25 feet to the point of beginning and containing 17.01 square feet, more or less.

Being the same property conveyed to Garland Capital, LLC, by Deed from Nick Dorroll, dated 7/31/2015, recorded 8/5/2015, and appearing of record in Instrument No. 20150805-0077587, Register's Office for Davidson County, Tennessee.

This deed was prepared based on information from the parties and the current deed of record at time of preparation. No title search was performed, and preparer makes no warranty as to status of title at time of preparation.

WITNESS MY HAND, this 7 DAY OF January, 2016.

GARLAND CAPITAL, LLC

By: Erik Nikravan, member

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, Erik Nikravan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is a member of Garland Capital, LLC, a Tennessee limited liability company, and that this instrument was executed on behalf of said Garland Capital, LLC for the purposes therein contained.

Witness my hand and official seal this 7 day of January, 2016.

Notary Public

My Commission Expires: 12-18-19

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

WITNESS MY HAND, this 7 DAY OF Jan., 2016.

GARLAND CAPITAL, LLC

By: Nima Baha, member

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Nima Baha with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is a member of Garland Capital, LLC, a Tennessee limited liability company, and that this instrument was executed on behalf of said Garland Capital, LLC for the purposes therein contained.

Witness my hand and official seal this 7th day of January, 2016.

Notary Public

My Commission Expires: Jan 8, 2017

IDA TO PHUONG TRAN
My Commission Expires
January 8, 2017

WITNESS MY HAND, this 7 DAY OF January, 2016.

GARLAND CAPITAL, LLC

By: Susannah Herring, member

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, Susannah Herring, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is a member of Garland Capital, LLC, a Tennessee limited liability company, and that this instrument was executed on behalf of said Garland Capital, LLC for the purposes therein contained.

Witness my hand and official seal this 7th day of January, 2016.

Notary Public Casey Myers

My Commission Expires:

CASEY MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016