THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Ave, Ste 105

Nashville, TN 37203

Davidson County DEEDQC
Recvd: 12/07/16 16:01 3 pgs
Fees:17.00 Taxes:0.00
20161207-0128721

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Lee Ann Maloney
Affiant

Subscribed and sworn to before me, this the 30th day of November, 2016.

Notary Public

My Commission Expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE GRANTOR AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED FOR THE NEW OWNER, RAJESH NAIR.

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rajesh Nair 1714 Dogwood Creek Road Germantown, TN 38139	NEW OWNER	72-14-55.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Torque Development Group, LLC Tennessee limited liability company,** ("Grantor") does hereby quitclaim and convey unto **Rajesh Nair,** ("Grantee"), her heirs their successors and assigns, all of the my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being the South 50 feet of Lots 29, 30 and 31 on the Plan of No. J. Gibson's Addition, Lot No. 2 of Cahal Plan, of record in Book 161, page 165, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said parts of said lots front 50 feet on the west side of North 16th Street and run back together between parallel lines along the north margin of an alley, 157 feet to the east line of Lot No. 28.

Being the same property conveyed to Torque Development Group, LLC, a Tennessee limited liability company by Warranty Deed from Kelly Franklin Sanders, Trustee of the Kelly Franklin Sanders Trust, dated November 30, 2016, of record in Instrument No. 20161207-0128720, Register's Office for Davidson County, Tennessee.

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Midtown Title, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of November, 2016.

Torque Development Group, a Tennessee limited liability company

BT - member

By: Billy Tatom
Its: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Billy Tatom**, with whom I am personally acquainted, and who, upon oath, acknowledged him/herself to be the **Member** of **Torque Development Group, a Tennessee limited liability company**, the within named bargainor, a limited liability company, and that he as such **Member** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of **Torque Development Group, a Tennessee limited liability company**, by the said **Billy Tatom** as **Member**.

WITNESS my hand and seal at office this 30th day of November, 2016.

Notary Public
My Commission expires: 4-28-19

DEBORAH L. BISSELL
NOTARY PUBLIC
STATE OF TENNESSEE
PERRY COUNTY
My Commission Expires APRIL 28, 2019

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

