BILL GARRETT, Davidson County
Trans:T20130000996 DEEDWARR
Recvd: 01/04/13 09:49 2 pgs
Fees:13.00 Taxes:499.50
20130104-0001208

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW121186

Send Tax Bills To:
SWBC
9311 San Pedro, Suite 125
San Antonio, TX 78216

New Owner is:
Philip W. Chapman
1040 Canoga Ave., Spt. 200
Chatsworth, CA 91311

MAP: 108-12-0

PARCEL: 0284.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Sogra Sadhi McGuire and husband, Patrick McGuire, and Hanihe Meshkin Dyer (f/k/a Hanihe Meshkin), and husband Gregory K. Dyer**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Philip W. Chapman, unmarried,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **3321 Quail View Drive, Nashville, TN 37214**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being all of Lot No. 41 on the Revision of Lots 38-45 & 80, Quail Valley, Section Four, Phase Seven, as shown on survey and plat of same appearing of record in Plat Book 6900, Page 815, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Sogra Sadhi McGuire, married and Hanihe Meshkin, unmarried, by Warranty Deed from Amir Meshkin, unmarried, dated 7/30/04 and recorded 8/12/04 in Instrument No. 20040812-0097707, in the Register's Office of Davidson County, Tennessee. Hanihe Meshkin having since married Gregory K. Dyer and is now known as Hanihe Mshkin Dyer.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of December, 2012.

GRANTOR(S):

SOGRA SADHI MCGUIRE

PATRICK MCGUIRE

HANIHE MESHKIN DYER

GREGORY K. DYER

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Sogra Sadhi McGuire and Patrick McGuire and Hanihe Meshkin and Gregory K. Dyer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of December, 2012.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$135,000.00**.

AFFIANT

SWORN TO and subscribed before me this 28th day of December, 2012.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My commission expires:_____