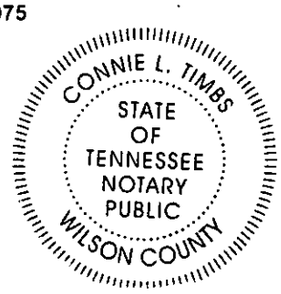
(3)

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $75,000.00



Courtney K. Benjamin
Affiant

Subscribed and sworn to before me, this 7th day of January, 2015.

Connie L. Timbs
Notary Public
My commission expires: 2-3-2015

05-1412-66456

Address of New Owner:	Send Tax Bills to:	Tax Information
Adrian Ifrim 221 Harris Street Madison TN 37115	Anca and Adrian Ifrim 104 Cresthaven Court Hendersonville, TN 37075	043-13-0-258.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Eric T. Iwahiro and wife, Jina Iwahiro, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Anca Ifrim and Adrian Ifrim, wife and husband, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 4 of Block C, on the Plan of Crittenden Estates Subdivision, of record in Book 974, Page 69, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eric T. Iwahiro and wife, Jina Iwahiro by deed from G. W. Hire and wife, Lula Mae Hire, dated March 9, 2006, recorded March 13, 2006, of record in Instrument No. 20060313-0028617, as corrected in Instrument No. 20081028-0107351, Register's Office for Davidson County, Tennessee.

This instrument is executed pursuant to Powers of Attorney of record in Instrument No: 20150109-0002495 and Instrument No: 20150109-0002496 Davidson County Registers Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 221 Harris Street, Madison, TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20150002129 DEEDWARR
Recvd: 01/09/15 10:22 2 pgs
Fees:13.00 Taxes:277.50
20150109-0002497

WITNESS my hand this 7th day of January, 2015.

Eric T. Iwahiro, by Bill Dorris, his attorney in fact

Jina Iwahiro, by Bill Dorris, her attorney in fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Bill Dorris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Eric T. Iwahiro and that he is authorized by Eric T. Iwahiro to execute this instrument on his behalf.

Witness my hand in Hendersonville, TN, this 7th day of January, 2015.

State of Tennessee at Large

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission expires: 4/17/16

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Bill Dorris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Jina Iwahiro and that he is authorized by Jina Iwahiro to execute this instrument on her behalf.

Witness my hand in Hendersonville, TN, this 7th day of January, 2015.

State of Tennessee at Large

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission expires: 4/17/16