WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2015

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Vilma Sivirichi	Primary Residential Mortgage	Parcel ID:
2870 Lyncrest Drive	1480 North 2200 West	09613011700
Nashville, TN 37214	Salt Lake City, UT 84116	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

James C. McGuire and wife, Gina R. McGuire

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Vilma Sivirichi, Vanessa M. Chang and Monica C. Chang, all unmarried
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land located in the 3rd Civil District of Davidson County, Tennessee, more particularly described as follows, to wit:

Being Lot No. 3 on the Plan of Twin Lawn, Section Two, as of record in Book 2854, Page 44, Register's Office for Davidson County, Tennessee, as corrected by an instrument of record in Book 2909, Page 117, said Register's Office, described as follows:

Beginning at a point in the northerly margin of Lyncrest Drive, the common front corner of Lots 3 and 4 on said plan; thence northerly with the line between said two lots 176.4 feet to the southerly margin of Twin Lawn Subdivision of record in Book 2331, Page 9, said Register's Office; thence westerly with the southerly margin of said Subdivision 110 feet to the easterly margin of Kent Road; thence southerly with the easterly margin of same 94.1 feet to a concrete monument; thence continuing in the same direction 57.72 feet to a concrete monument, the beginning of a curve; thence southeasterly around said curve 39.27 feet to a concrete monument in the northerly margin of Lyncrest Drive; thence easterly with the margin of said Drive 81.39 feet to the point of beginning.

Being the same property conveyed to James C. McGuire and wife, Gina R. McGuire by deed from Pauline Dibrell, of record in Instrument 20050801-0089307, dated July 28, 2005, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2854, Page 44 corrected in Book 2909, Page 117, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2870 Lyncrest Drive, Nashville, TN 37214

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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:T20150051809 DEEDWARR
Recvd: 06/29/15 10:15 2 pgs
Fees:13.00 Taxes:494.32
20150629-0062090

Witness our hands this 25th day of June, 2015.

James C. McGuire

Gina R. McGuire

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 James C. McGuire and Gina R. McGuire, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of June, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.