WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/22/04 12:34 2pgs
Fees:13.00 Taxes:103.60
20040922-0114061

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00

Sydney Chen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 6-1408
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sydney Chen	Sydney Chen	Map 133 Group 01-0 Parcel 124
(NAME) 309 Logans Circle (ADDRESS)	(NAME) 309 Logans circle (ADDRESS)	
Franklin TN 37067 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND 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, Sherling Family Limited Partnership, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sydney Chen, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Being **Lot No. 88** on the Map of Patterson's Subdivision of Maple Hill, as of record in Book 332, page 75, Register's Office for said County.

Said Lot No. 88 fronts 50 feet on the southerly side of Patterson Street and runs back between parallel lines, 161.5 feet on the west line and 161.1 feet on the east line, to an alley.

Being the same property conveyed to Sherling Family Limited Partnership by Quitclaim Deed from Virginia B. Sherling of record in Instrument No. 20011221-0141257, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 421 Patterson St., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 17th day of September, 2004.

Sherling Family Limited Partnership

By: _____
Cheryl Sherling Magli, General Partner

By: _____
Randolph R. Sherling, Jr., General Partner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Cheryl Sherling Magli, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself General Partner of Sherling Family Limited Partnership, the within named bargainor, a limited partnership, and that Cheryl Sherling Magli as such General Partner being authorized so to do executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership, herself as General Partner of said limited partnership.

Witness my hand and official seal at Franklin, Tennessee this 17th day of September, 2004.

Commission expires: 6-14-08

_____
Notary Public

STATE OF FLORIDA

COUNTY OF Marion

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Randolph R. Sherling, Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself General Partner of Sherling Family Limited Partnership, the within named bargainor, a limited partnership, and that Randolph R. Sherling, Jr. as such General Partner being authorized so to do executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership, himself as General Partner of said limited partnership.

Witness my hand and official seal at Franklin, Tennessee this 16th day of September, 2004.

Commission expires:

_____
Notary Public

DEATRA THOMAS
MY COMMISSION # DD 175118
EXPIRES: January 14, 2007
Bonded Thru Notary Public Underwriters