BILL GARRETT, Davidson County
Trans:T20090023232 DEEDWARR
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Fees:13.00 Taxes:984.20
20090407-0031901

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Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $266,000.00

Lie Ma
Affiant

Subscribed and sworn to before me, this 2nd day of April, 2009.

Notary Public
My commission expires: 1/23/10

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

02-0903-46446

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Lie Ma	New Owner	172-05-0-B055.00
141 Sterling Oaks Court		
Brentwood TN 37027		

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, Guoliang Li, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lie Ma, a single person, 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. 55, on the Plan of Sterling Oaks, Phase 1, of record in Book 8250, Page 998, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Changyuan Ni and wife, Hongping Yuan by deed from Dannie Brown and wife, Joyce Brown, dated July 6, 2004, recorded July 29, 2004, of record in Instrument No. 20040729-0090933, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Guoliang Li by deed from Changyuan Ni and wife, Hongping Yuan, dated January 25, 2008, recorded February 1, 2008, of record in Instrument No. 20080201-0010572, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

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 141 Sterling Oaks Court, Brentwood,TN 37027

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.

WITNESS my hand this 2nd day of April, 2009.

Guoliang Li

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Guoliang Li and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 2nd day of April, 2009.

State of Tennessee at Large

My Commission expires
1/23/10

Notary Seal of [illegible]
but could not be reproduced

Bill Garrett
Davidson County Register