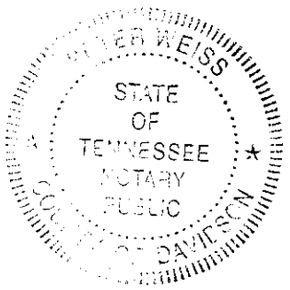
WARRANTY DEED



State of Tennessee)
County of Davidson) 09-12-005

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th day of January, 2010

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/13/10 08:50 2 pgs
Fees:13.00 Taxes:1020.83
20100113-0002989

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Jaime Raybin and Kensuke Nakamura	First National Bank of Chester County thru Am Home Bank Division	103-3
(NAME) 4805 Nebraska Avenue	(NAME) 3840 Hempland Road	250.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Mountville, PA 17554	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **GABRIEL J. STERLING AND JULIE ANNE STERLING, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jaime Raybin and Kensuke Nakamura Both Unmarried as Joint Tenants with Right of Survivorship**, hereinafter called the Grantee(s), their heirs 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. 3 and the West 2 feet of Lot No. 2, Block 20, on the Plan of Sylvan Park, of record in Book 332, Page 104, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot and part of said lot adjoin and front together 52 feet on the south side of Nebraska Avenue and run back between parallel lines, 160 feet to an alley.

BEING all of the same property conveyed to GABRIEL J. STERLING AND JULIE ANNE STERLING HUSBAND AND WIFE by Warranty Deed from ESTATE OF JEWELL DAVIS SLAUGHTER, of record in Instrument No. 200704240048857, dated April 23, 2007 and by deed dated January 7, 1974 of record in Book 4779, Page 511, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 4805 Nebraska Avenue, Nashville, TN, 37209.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 12th day of January, 2010.

GABRIEL J. STERLING

JULIE ANNE STERLING

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 **GABRIEL J. STERLING AND JULIE ANNE STERLING, HUSBAND AND WIFE**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of January, 2010.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brooke Smith

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Brooke Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON