WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/21/13 09:51 4 pgs
Fees:23.00 Taxes:938.46
20130221-0017342

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 253,638.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 2013.

Debbie A. Treadway
Notary Public

MY COMMISSION EXPIRES: 4/23/2013
(AFFIX SEAL)

DEBBIE A. TREADWAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean T. Kingsmill	SIRVA Mortgage	172050B05500
(NAME) 141 Sterling Oaks Ct.	(NAME) 6200 Oak Tree Blvd., Ste 300	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Independence, OH 44131	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 19th day of October, 2012, by and between **LIE MA, A SINGLE PERSON,** party of the first part, and **SEAN T. KINGSMILL AND WIFE, CONNIE M. KINGSMILL,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot No. 55, on the Plan of Sterling Oaks, Phase 1, of record in Plat 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 Lie Ma, a single person by Deed from Guoliang Li, dated 04/02/2009 and filed for record on 04/07/2009 in Instrument 200904070031901, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

LIE MA

STATE OF Virginia
COUNTY OF Henrico

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named LIE MA, 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 at office this 19th day of October, 2012

Commission expires: August 31, 2016

Michelle M. Mourie
Notary Public

MICHELLE M. MOURIE
NOTARY PUBLIC
MY COMMISSION NUMBER 7517949
COMMONWEALTH OF VIRGINIA

EXHIBIT A

All matters as set forth per Plat Book 9700, Page 770, Plat Book 8250, Page 998, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 10951, Page 547, as amended of record in Book 11514, Page 959, said Register's Office.

Ingress/egress to cemetery of record in Book 4600, Page 99, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 7250, Page 755, said Register's Office.

Charter of record in Book 10951, Page 540, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Instrument 200505100052774, said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

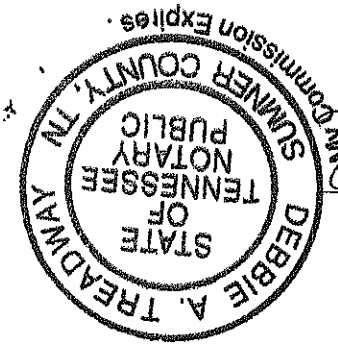
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie Treadway, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

(SEAL)

My Commission Expires: 4/23/2013