#11584

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20170001161 DEEDWARR
Recvd: 01/05/17 12:14 2 pgs
Fees:13.00 Taxes:1217.30
20170105-0001359

WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$329,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of December, 2016.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sheida Badrabadi **Shohreh Daraei**	SWBC Mortgage	**Map 172-05-0-B Parcel 141.00co**
420 Carphilly Court	9311 San Pedro #100	
Brentwood, TN 37027	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jiang Li and wife, Ling Wang

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sheida Badrabadi and Farrokh Daraei, wife and husband, and Shohreh Daraei, an unmarried woman, as joint tenants with right of survivorship

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:

Land in Davidson County, Tennessee, being Lot No. 27 on the Final Plat for Sterling Oaks, Phase III, of record in Instrument No. 20001122-0115320, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jiang Li and wife, Ling Wang, by Deed dated August 6, 2010 from Yujiang Jia and wife, Ping Liang, of record in Instrument No. 20100810-0062996, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20001122-0115320, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7121, Page 177, Book 7121, Page 181, Book 7121, Page 185, Book 7250, Page 761, and in Book 7573, Page 231, Register's Office for Davidson County, Tennessee. (3) Declaration of Covenants, Conditions and Restrictions of Sterling Oaks, Phase III, of record in Instrument No. 20001214-0123042, Register's Office for Davidson County, Tennessee. (4) By-Laws of Sterling Oaks, Phase III Homeowners' Association, Inc. of record in Instrument No. 20001214-0123043, Register's Office for Davidson County, Tennessee. (5) Charter of Sterling Oaks, Phase III Homeowners' Association, Inc. of record in Instrument No. 20001214-0123041, Register's Office for Davidson County, Tennessee. (6) Easement as set out in Book 7069, Page 435, said Register's Office. (7) Dedication of Common Areas to Sterling Oaks Homeowners' Association, Inc. of record in Instrument No. 20050510-0052774 and Instrument No. 20110421-0030897, said Register's Office. (8) Easement for use of spring and driveway of record in Book 2240, Page 167, Book 2927, Page 95, and corrected in Book 2996, Page 487, said Register's Office. (9) Rule Regarding Enforcement of Governing Documents of record in Instrument No. 20130419-0039232, said Register's Office. (10) Easement for cemetery of record in Book 4600, Page 99, said Register's Office. (11) Agreement for Cancellation and Extinguishment of Easement of record in Book 9474, Page 745, said Register's Office. (12) Easement for Transmission Line of record in Book 1174, Page 37, and in Book 1205, Page 17, said Register's Office. (13) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X___) Unimproved (____) property, known as **420 Carphilly 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 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/our hand(s) this **30th** day of **December, 2016.**

Jiang Li

Ling Wang

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jiang Li and Ling Wang,** the within named sellers, 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 **30th** day of **December, 2016.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17