Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

File Number: 1510351

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of November, 2015.

Notary Public
My Commission Expires:

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016

Davidson County DEEDWARR
Recvd: 11/24/15 10:57 3 pgs
Fees:18.00 Taxes:462.50
20151124-0119031

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Jianfei Sun and Jue Zhou	United Premier Funding	147070A00800
4954 Edmondson Pike	2645 N Berkley Lane, Ste	138-139
Nashville, TN 37211	Duluth, GA 30096	

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, Abby N. Gifford, now Abby Nicole Stephens, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jianfei Sun and Jue Zhou, husband and wife, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Situated in Davidson County, Tennessee, being Unit No. 8 on the Site Plan, Phase II, Woodlea Place Townhomes, of record in Book 9700, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Abby N. Gifford, a single woman, by Warranty Deed from Malvery Bledsoe, a widow by and through Walter Craig Bledsoe, Attorney in fact, dated February 14, 2008, of record in Instrument No. 20080219-0015382, Register's Office for Davidson County, Tennessee.

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 _X_improved ___unimproved property known as 4954 Edmondson Pike, Nashville, TN 37211.

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 23rd day of November, 2015.

Abby Nicole Stephens

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Abby Nicole Stephens with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 23rd day of November, 2015.

Notary Public at Large
My Commission Expires: 10/24/17

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Christi M. Johnston, 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.

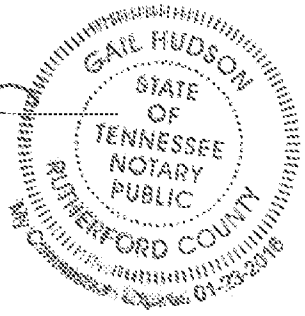
Signature

State of Tennessee

County of Wilson

Personally appeared before me, Gail Hudson [Name of Notary], a notary public for this county and state, Christi M. Johnston [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



My Commission Expires: _____

{Notary' Seal}