WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $398,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 08/20/2019
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC BRIAN D. MITCHELL DAVIDSON COUNTY My Commission Expires 08-20-2019

BILL GARRETT, Davidson County
Trans: T20160046364 DEEDWARR
Recvd: 06/02/16 09:27 2 pgs
Fees: 13.00 Taxes: 1472.60
20160602-0055417

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
ChangQing Zhang	**United Premier Funding LLC**	
(NAME) **6172 Brentwood Chase Drive**	(NAME) **2645 N Berkeley Lake Road**	**160-16-0B-012.00-CO**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS) **Duluth, GA 30096**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TRACI G. WINTER, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHANGQING ZHANG, MARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 12 on the Plan of Revision One, Section One, Brentwood Chase of record in Plat Book 9700, Page (s) 936 through 941, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Traci G. Winter, a married woman by Warranty deed from Audra Davis and Matthew Davis, wife and husband of record in Instrument No. 20111024-0082710 Register's Office for Davidson County, Tennessee, dated October 12, 2011 and recorded on October 24, 2011.

Said Traci G. Winter having since divorced is now unmarried.

This conveyance is subject to:
- Taxes for the year 2016.
- Plan of record in Plat Book 9700, Page (s) 936 through 941, inclusive, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the PUD Boundary in Plat Book 9700, Pages 653 and 654, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11388, Page 52, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20000531-0053798, as amended in Instrument No. 20000831-0086366, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants and Restrictions of record in Instrument Number 20020515-0059485, in the Register's Office for Davidson County, Tennessee.
- Amended and Restated Charter of Brentwood Chase Community Association of record in Instrument Number 20000524-0051842, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of amenities area of record in Instrument Number 20010208-0012529, Register's Office for Davidson County, Tennessee.
- Easement for water mains and appurtenances of record in Book 8371, page 320, Register's Office for Davidson County, Tennessee.
- Easement for drainage facilities of record in Book 7902, page 389, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreements of record in Book 11115, pages 281 and 286, Register's Office for Davidson County, Tennessee.
- Reservations of oil, gas and minerals in of record in Instrument Number 20100528-0041384, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6172 Brentwood Chase Drive , Brentwood, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 31 DAY OF MAY, 2016.

Traci G. Winter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRACI G. WINTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of May, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212