THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P19-25843 RETURN TO BANKERS TITLE & ESCROW CORP 3310 WEST END AVE PREPARED BY:	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 504,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May, 2019 Notary Public MY COMMISSION EXPIRES: 9-6-22 (AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
You Chen	United Premier Funding, LLC	MAP
2606 Woodlawn Drive	2645 N. Berkley Lake Rd Ste. 138-139	PARCEL 104-15-0-364.00
Nashville, TN 37212	Duluth, GA 30096	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Anita A. Disney, a single woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **You Chen, a married man**

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 the Westerly 50 feet of the Southerly half of Lot Number 20 on the Plan of Belair of record in Plat Book 332, Page 6, in the Register's Office for Davidson County, Tennessee, described as follows:

Said part of said Lot fronts 50 feet on the Northerly side of Woodlawn Avenue (formerly Known as Belair Avenue) and runs back between parallel lines measuring 192 feet to a dead line.

Being the same property conveyed to Anita A. Disney, a married woman, single woman by Warranty deed from Derrick C. Dagnan and Emmy Lou Dagnan, husband and wife of record in Instrument No. 20150730-0074991 Register's Office for Davidson County, Tennessee, dated July 24, 2015 and recorded on July 30, 2015.

Anita Disney and Anita A. Disney are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2606 Woodlawn Drive, Nashville, TN 37212.**

Karen Johnson Davidson County
Batch# 228836 DEEDWARR
05/13/2019 09:25:39 AM 2 pgs
Fees: $13.00 Taxes: $1,868.13

20190513-0044459

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 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 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 the 10th day of May, 2019.

Anita Disney

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 **Anita Disney** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10th day of May, 2019.

My Commission expires: 11/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY