WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2018

Notary Public

MY COMMISSION EXPIRES: 6/11/2020

(AFFIX SEAL)

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Danny Gee Zhe Gee	Mortgage Investors Group	07214042000
(NAME)	(NAME)	
1409 Douglas Avenue	8320 East Walker Springs Lane Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Christopher Haynes and Melissa Haynes, husband an wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Danny Gee and Zhe Gee,** husband and wife, 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. 1 on the Resubdivision of the Southerly part of Lot No 40, H M Doak Subdivision as shown on the plat of record in Plat Book 5210, Page 185, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Christopher Haynes and wife Melissa Haynes, by deed of record in Instrument No 20110510-0035862, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved [ ]

This is improved [X] property, known as 1409 Douglas Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Karen Y Johnson Davidson County
Batch# 149138 **DEEDWARR**
10/04/2018 10:45:47 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20181004-0098617

Witness my/our hands this 2nd day of October, 2018.

Christopher Haynes

Melissa Haynes

State of Tennessee
County of Wilson

Personally appeared before me Christopher Haynes and Melissa Haynes, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of October, 2018.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 13433