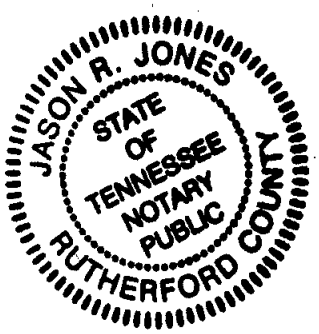
WARRANTY DEED



STATE OF Tennessee
COUNTY OF Rutherford

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/1/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-050771

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Danny Gee and Zhe Gee	Movement Mortgage LLC	
(NAME)	(NAME)	
1411 Douglas Ave	8024 Calvin Hill Rd.	072-14-0-192.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy-Five Thousand And No/100 Dollars ($275,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CS3 REAL ESTATE LLC, A TENNESSEE LIMITED LIABILITY COMPANY, 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. 2 on the Plan of Resubdivision of the Southerly Part of Lot No. 40 H.M. Doak Subdivision of record in Plat Book 5210, Page 185, 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 Steve Desoto, a single person by Warranty deed from Jon Clouse and Harriett VanPelt aka Harriett Clouse, husband and wife of record in Instrument No. 20061205-0149884 Register's Office for Davidson County, Tennessee, dated November 17, 2006 and recorded on December 05, 2006.

Being the same property conveyed to WBH, LLC by Quit Claim deed from Steve Desoto of record in Instrument No. 20090309-0021046 Register's Office for Davidson County, Tennessee, dated March 04, 2009 and recorded on March 09, 2009.

Being the same property conveyed to Steven A. Desoto, A Married Man by Quit Claim deed from WBH, LLC of record in Instrument No. 20131107-0115390 Register's Office for Davidson County, Tennessee, dated October 24, 2013 and recorded on November 07, 2013.

Being the same property conveyed to CS3 Real Estate LLC, A Tennessee Limited Liability Company by Warranty deed from Steven A. Desoto, A Married Man of record in Instrument No. 20170804-0080129 Register's Office for Davidson County, Tennessee, dated August 03, 2017 and recorded on August 04, 2017.

Karen Johnson Davidson County
Batch# 240196 **DEEDWARR**
06/07/2019 09:17:32 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50



20190607-0054539

unimproved ☐
This is improved ☒ property, known as 1411 Douglas Ave, Nashville, TN 37206
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness CS3 Real Estate LLC, A Tennessee Limited Liability Company this 4th day of June, 2019

CS3 Real Estate LLC, A Tennessee Limited Liability Company

BY: _____
Christopher Seay
Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 4th day of June, 2019, before me personally appeared Christopher Seay, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Member of CS3 Real Estate LLC, A Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th day of June, 2019.

_____
Notary Public

My Commission Expires: My Commission Expires September 7, 2020

(SEAL)

KYLE DEMONBREUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY