39B

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160083361 DEEDWARR
Recvd: 09/22/16 14:22 2 pgs
Fees:13.00 Taxes:1161.80
20160922-0100061

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kathryn Whelley 1017 Seymour Avenue Nashville, Tennessee 37206	Mortgage Investors Group 8320 East Walker Springs Lane Ste 200 Knoxville, TN 37923	083-05-O-008.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **MELISSA PEARSON AND HUSBAND, TRENT PEARSON**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **KATHRYN WHELLEY, a single woman**, hereinafter called the Grantee, her heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 6 IN THE DIVISION OF THE ESTATE OF JOHN HOBSON, DECEASED, IN THE 11TH FORMERLY THE 18TH CIVIL DISTRICT OF SAID COUNTY, AND DESCRIBED AS FOLLOWS: BEGINNING IN THE CENTER OF SEYMOUR AVENUE, 923 FEET EASTERLY FROM THE EASTERLY MARGIN OF MCFERRIN AVENUE; THENCE NORTHERLY AND PARALLEL WITH MCFERRIN AVENUE; THENCE NORTHERLY AND PARALLEL WITH MCFERRIN AVENUE 179 FEET TO A POINT; THENCE AT RIGHT ANGLES AND PARALLEL WITH SEYMOUR AVENUE, EASTERLY 50 FEET; THENCE SOUTHERLY AND PARALLEL WITH MCFERRIN AVENUE, 179 FEET TO THE CENTER OF SEYMOUR AVENUE; THENCE WITH THE CENTER OF SAID AVENUE 50 FEET TO THE BEGINNING.

Being the same property conveyed to Melissa A. McKenney, by Warranty Deed from Kristen Langston Gillespie and Ryan Evans Gillespie, wife and husband, of record on 12/14/2012, at Instrument No. 20121214-0115371, Davidson County Register of Deeds.

Melissa A. McKenney is now married to Trent Pearson, and is now known as Melissa Pearson. Trent Pearson joins here only to convey any interest he may have in the property by way of marriage.

This is improved property known as **1017 Seymour Avenue, Nashville, Tennessee 37206 .**

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **21st** day of **September, 2016**:

Melissa Pearson

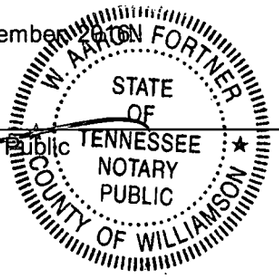
Trent Pearson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MELISSA PEARSON AND TRENT PEARSON**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of September, 2016.



Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $314,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st DAY OF SEPTEMBER, 2016:

Notary Public

My Commission Expires: 5/8/18

