This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $415,000.00.

Affiant

Subscribed and sworn before me this the 30th day of November, 2016.

Notary Public
My commission expires: 9-10-2018

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160106092 DEEDWARR
Recvd: 12/02/16 10:49 3 pgs
Fees:18.00 Taxes:1535.50
20161202-0126567

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Leisa Hans | Mortgage Investors Group | 052-11-0-045.00 |
| 1032 Berwick Trail | 8320 East Walker Springs Lane | |
| Madison, TN 37115 | Knoxville, TN 37923 | |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ESTATE OF DOROTHY H. KELLEY, CINDY KUERTZ, HARRY S. WEBSTER, KIM PENDARVIS, AND JOHN RICHARD WEBSTER, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LEISA HANS AND THOMAS J. HANS, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Madison Heights Section II, Part II of record in Plat Book 2331, Page 83, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 27 fronts 125.0 feet on the Southerly side of Berwick Trail and extends back between lines 375.0 feet on the Westerly line 377.0 feet in the Easterly line to a dead line in the rear, measuring 125.02 feet thereon.

Being the same property conveyed to Odell Kelley and wife, Dorothy H. Kelley by Warranty deed from J. B. Kennaston and wife, Olga Kennaston of record in Book 2336, page 411, Register's Office for Davidson County, Tennessee, dated December 13, 1954 and recorded on December 21, 1954.

The said Odell Kelley died September 15, 2006 leaving Dorothy H. Kelley as tenant by the entirety.

The said Dorothy H. Kelley died June 21, 2016, her Last Will and Testament being probated of record in Docket No. 16P-1351, in the probate division of the Circuit Court for Davidson County, Tennessee.

Being also known as 1032 Berwick Trail Madison, Tennessee 37115.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1032 Berwick Trail, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 30th day of November, 2016.

Estate of Dorothy H. Kelley

By: _____
Cindy Kuertz, Co-Personal Representative

_____
Cindy Kuertz

_____
Kim Pendarvis

Estate of Dorothy H. Kelley

By: _____
Harry S. Webster, Co-Personal Representative

_____
Harry S. Webster

_____
John Richard Webster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Cindy Kuertz**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon **Her** oath acknowledged **HERSELF** to be the **CO-PERSONAL REPRESENTATIVE** of the within named bargainor, a **ESTATE OF Dorothy H. Kelley**, and that **SHE**, as such **CO-PERSONAL REPRESENTATIVE**, executed the foregoing instrument for the purposes therein contained by signing the name of the **ESTATE OF Dorothy H. Kelley** by the said **Cindy Kuertz** as such **CO-PERSONAL REPRESENTATIVE**.

Witness my hand and official seal this 30th day of November, 2016.

My Commission Expires: 9/10/18

_____
Notary Public

GAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Cindy Kuertz**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2016.

My commission expires: 9/10/18

_____
Notary Public

GAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Harry S. Webster**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon **HIS** oath acknowledged **HIMSELF** to be the **CO-PERSONAL REPRESENTATIVE** of the within named bargainor, a **ESTATE OF Dorothy H. Kelley**, and that **HE**, as such **CO-PERSONAL REPRESENTATIVE**, executed the foregoing instrument for the purposes therein contained by signing the name of the **ESTATE OF Dorothy H. Kelley** by the said **Harry S. Webster** as such **CO-PERSONAL REPRESENTATIVE**.

Witness my hand and official seal this 30th day of November, 2016.

My Commission Expires: 9/10/18

_____
Notary Public

GAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Harry S. Webster,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2016.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kim Pendarvis,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2016.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **John Richard Webster,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2016.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY