29900-8 Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170068068 DEEDWARR
Recvd: 08/07/17 14:28 2 pgs
Fees:13.00 Taxes:843.60
20170807-0080656

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4 DAY OF August, 2017.

Notary Public

MY COMMISSION EXPIRES: 7-7-2

(AFFIX SEAL)

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Wright	Success Mortgage Partners, Inc.	
(NAME)	(NAME)	
417 Bellingrath Drive	1200 S. Sheldon Rd., Ste 150	147-02-127.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Plymouth, MI 48170	
(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, WE, **CONSTANCE L. PEARSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN WRIGHT, A SINGLE 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 Lot No. 38 on the Plan of Elysian Park, as of record in Book 2331, Page 32, Register's Office for said County.

Said Lot No. 38 is described as beginning at an iron pin on the Southeast margin of Bellengrath Drive at the common corner of Lots Nos. 39 and 38, thence in a Northeasterly direction along the Southeast margin of Bellengrath Drive 176.0 feet to an iron pin at the common corner of Lots Nos. 38 and 37, thence in a Southeasterly direction 277.6 feet to an iron pin, thence in a Southerly direction 170.8 feet to an iron pin, thence continuing in a Southerly direction 22.9 feet to a concrete monument, thence in a Southwesterly direction 29.0 feet to an iron pin at the rear corner of Lots 38 and 39, thence in a Northwesterly direction 354.3 feet to the point of beginning.

Being the same property conveyed by Warranty Deed from Joe Davies and William R. Brown to Homer G. Pearson and wife, Constance L. Pearson as recorded on the 11th day of October, 1955 in Deed Book 2453, Page 377, in the Register's Office of Davidson County, Tennessee. Homer G. Pearson died on July 13, 2016, leaving Constance L. Pearson as sole surviving Tenant by the Entirety. Charles Allan Pearson and/or Deborah Partin have been appointed as CO- Conservators for Constance L. Pearson under Docket No. 16P1727, in the Circuit Court of Davidson County, Tennessee (Probate Division), the Order providing that either Co-Conservator is granted the Power to Act. This conveyance is pursuant to the Order to Sell filed under Docket No. 16P1727, in the Circuit Court of Davidson County, Tennessee (Probate Division) and recorded in Instrument No. 20170807-0080654, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 417 Bellingrath Drive, Nashville, TN 37211
(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.

Witness my hand this 4 day of August, 2017

Constance L. Pearson

by: Deborah C. Partin

CONSTANCE L. PEARSON, BY : DEBORAH PARTIN, CONSERVATOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Deborah Partin with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Conservator of Constance L. Pearson, and who further acknowledged that she is authorized to execute the within instrument as Conservator.

Witness my hand and official seal at Nashville, Tennessee this 4 day of August, 2017.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

Notary Public