WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC AT LARGE TN

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associates, LLC, 1910 Rear 21st Avenue South
Nashville, Tennessee 37122

D-0007

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter A. Parker	First Horizon Home Loan Corp. dba First Tennessee Home Loans	082-16-0-334.00
(NAME)	(NAME)	
800 Boscobel Street	P.O. Box 146	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Memphis, TN 38101	
(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, Gregory J. Pease and wife, Stephanie L. Pease, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter A. Parker and wife, Teresa L. Parker, 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. 123 and the northwest corner of Lot No. 124 on the map of William's Addition to Edgefield, of record in Book 21, Page 45, Register's Office for said County and described according to a survey thereof made April 21, 1945, by S.R. Sanford, Jr. as follows:

Beginning at the southeast intersection of South 8th Street and Boscobel Street, the northwest corner of Lot No. 123; thence, with the easterly margin of South 8th Street, southerly 175 feet to a 20-foot alley; thence, with the margin of the same easterly 50 feet to a stake at the corner of Lots No. 123 and 124; thence, with the line between said lots, northerly 81.25 feet to a stake; thence, northerly, leaving the line between said lots, passing the corner of the house, 47.8 feet to a cut in the outside edge of a sidewalk; thence, along the east line of Boscobel Street, said point being 11.25 feet east of the line between Lot No. 123 and 124; thence with the South line of Boscobel Street, westerly 61.25 feet to the point of beginning.

Being the same property conveyed to Gregory J. Pease and wife, Stephanie L. Pease by deed from Rebecca L. Wingo, unmarried of record in Instrument Number 20000201-0010186, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 800 Boscobel Street, 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.

Witness our hands this 16th day of November, 2001.

Davidson County DEEDWARR
Recvd: 12/13/01 11:17 2pgs
Fees:13.00 Taxes:779.59

20011213-0137725

Gregory J. Pease
by S.J. Pease attys in fact

Stephanie L. Pease

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephanie L. Pease the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of November, 2001.

Commission expires: November 27, 2004

Dana Delworth

Notary Public

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Stephanie L. Pease, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Gregory J. Pease, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Gregory J. Pease. Witness my hand and Notarial Seal this 16th day of November, 2001.

Notary Public

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 11/27/04

RETURN TO:

Wilson & Weiss Title Associates
1910 Rear 21st Avenue South
Nashville, TN 37212