WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
(615) 883-3892 Fax (615) 883-7547

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 113,333.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3-10-03

Notary Public

MY COMMISSION EXPIRES: 10/25/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Hobson	SAME	075-08-085.00
(NAME)	(NAME)	
637 Atlanta Drive	SAME	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 06457	SAME	
(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, **Maaja Pease a widow,**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Hobson and wife, Cynthia Hobson**, 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:

Being Lot No. 384 on the Plan of Tulip Grove Subdivision, Section 6, of record in Book 4460, page 19, Register's Office, Davidson County, Tennessee.

Said Lot No. 384 fronts 90 feet on the northerly margin of Atlanta Drive, and runs back 141.88 feet on the east sideline, and 137 feet on the west sideline, and measures 83.52 feet across the rear lot line.

Being the same property conveyed to James W. Pease et ux Maaja Pease by Deed from Johnson Homes Inc., dated 8/25/72, of record in Book 4632, page 127, Register's Office for Davidson County, Tennessee. James W. Pease died intestate on 12/25/96, a resident of Davidson County, Tennessee, survived by his wife Maaja Pease, as surviving tenant by the entirety. Fu

unimproved ☐
This is improved ☒ property, known as 637 Atlanta Drive, Hermitage, TN 37076
(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/my hands this 3/10/03.

Davidson County DEEDWARR
Recvd: 03/12/03 10:25 1pgs
Fees:13.00 Taxes:419.33
20030312-0032877

Maaja Pease
Maaja Pease

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Maaja Pease the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Nashville, Tennessee this 3/10/03.

Commission expires: 10/25/03

Notary Public