Karen Johnson Davidson County
Batch# 502282 DEEDWARR
10/28/2020 09:42:30 AM 5 pgs
Fees: $28.00 Taxes: $2,016.50
20201028-0124717

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35720**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $545,000.00. Julie Baily Affiant Subscribed and sworn to before me this 19TH day of October, 2020. Carmen Coats Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: PMA Pennsylvania, LLC 1804 Shackleford Road Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 13103008700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jack William Hobbs, II, and Elizabeth Marion Hobbs Terry**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **PMA Pennsylvania, LLC** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1804 Shackleford Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

Subject property has never served as the marital residence of either Grantor.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 13th day of October, 2020.

Jack William Hobbs, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jack William Hobbs, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of October, 2020.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13TH day of October, 2020

Elizabeth Marion Hobbs Terry

Elizabeth Marion Hobbs Terry

STATE OF Tennessee

COUNTY OF Anderson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid Elizabeth Marion Hobbs Terry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of October, 2020.

Notary Public

My Commission Expires:
July 26, 2023

SHAWN RENFRO
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Green Hills Subdivision No. 2, as of record in Book 547, page 139. Said Lot fronts 75 feet on the north side of Shackleford Road and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to James Franklin Morgan and wife, Helen A. Morgan by deed dated April 7, 1969 from Robert C. Dilgard and wife, Cynthia C. Dilgard. James Franklin Morgan having predeceased Helen A. Morgan. Helen A. Morgan having since died on September 30, 2006 leaving a Last Will and Testament filed for probate in Docket No. 07P-46, Probate Court for Davidson County, Tennessee. Pursuant to the terms of said Will, Helen A. Morgan devised a Conditional Life Estate in subject property to William Henry Hobbs, and upon the expiration of his life interest, subject property be sold with proceeds divided between the survivors among William Henry Hobbs, Margaret Ellen Hobbs Lyle, Elizabeth Marion Hobbs Terry and Susan Diane Hobbs Hinson. By Quitclaim Deeds of record in Instrument No. 20080221-0017126 and Instrument No. 20090122-0005662, Register's Office for Davidson County, Tennessee, Susan Diane Hobbs Henson conveyed her interest in subject property to William Henry Hobbs. By Quitclaim Deeds of record in Instrument No. 20080221-0017127 and Instrument No. 20090122-0005663, Register's Office for Davidson County, Tennessee, Margaret Ellen HJobbs Lyle conveyed her interest in subject property to William Henry Hobbs. The said William Henry Hobbs, being one and the same as William Henry Hobbs, III having since died intestate on September 23, 2013 leaving Jack William Hobbs, II as his sole heir at law. By Quitclaim Deed dated April 6, 2015 in Instrument No. 20150521-0046969, Register's Office for Davidson County, Tennessee, Jack William Hobbs, II conveyed his interest in subject property to Mark W. Bell, Trustee of The Hobbs Irrevocable Trust dated October 14, 2014, and any amendments thereto, By Quitclaim Deed dated December 31, 2015 of record in Instrument No. 20160107-0001577, Register's Office for Davidson County, Tennessee, Mark W. Bell, Trustee of The Hobbs Irrevocable Trust dated October 14, 2014, and any amendments thereto conveyed its interest in subject property to Jack William Hobbs, II.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assume by Grantee. Map and Parcel No. 13103008700.
2. All matters appearing on the Plan of record as Book 547, page 139, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

