

OWNER/RESPONSIBLE TAXPAYER:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

THIS INSTRUMENT PREPARED BY:  
Tennessee Valley Title Insurance Co.  
800 S. Gay Street, Suite 1700  
Knoxville, TN 37929  
(142099/tma)

Tax I.D. 059AC-010

WARRANTY DEED

THIS INDENTURE made this \_\_\_\_\_ day of \_\_\_\_\_, 2014, between MICHAEL E. JONES and wife, SUSAN C. JONES, First Parties, and \_\_\_\_\_, Second Party.

WITNESSETH:

THAT SAID FIRST PARTIES, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, to them in hand paid by said Second Party, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do by these presents grant, bargain, sell and convey unto Second Party, the real property described as follows, to-wit:

SITUATED in District Seven of Knox County, Tennessee, within the 35th Ward of the City of Knoxville, Tennessee, and being all of Lot 4, Block D, Harrill Heights, Unit 1, as shown by map of record in Map Book 20, pages 113 and 114, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

BEING the same property conveyed to Michael E. Jones and wife, Susan C. Jones, by Warranty Deed from Harry J. Jones and wife, Jeanne Jones, dated June 5, 1980, and recorded in Book 1708, page 106, in the Register's Office for Knox County, Tennessee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD the same unto the Second Party, \_\_\_ heirs and assigns forever.

AND said First Parties, for themselves and their heirs and assigns, do hereby covenant with said Second Party, \_\_\_ heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2014, which shall be prorated as of the date of closing and which are assumed by Second Party; and

Any and all applicable restrictions, agreements, easements and building setback lines as are shown in the records in the Knox County Register's Office and further to any matter and/or condition which would be disclosed by a current, accurate survey or inspection of the property herein described;

and that they will forever warrant and defend the said premises and title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder have executed this instrument the day and year first above written.

\_\_\_\_\_  
MICHAEL E. JONES

\_\_\_\_\_  
SUSAN C. JONES

STATE OF TENNESSEE    )  
  ) SS:  
COUNTY OF \_\_\_\_\_ )

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, MICHAEL E. JONES and wife, SUSAN C. JONES, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this \_\_\_\_ day of \_\_\_\_\_, 2014.

My Commission Expires:  
\_\_\_\_\_

\_\_\_\_\_  
Notary Public

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is \$\_\_\_\_\_.

\_\_\_\_\_  
Affiant

Subscribed and sworn to before me this \_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_