

OWNER/RESPONSIBLE TAXPAYER:

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929
(151694/tma)

Tax I.D. 041PA-060

WARRANTY DEED

THIS INDENTURE made this ____ day of _____, 2015 between BUNCH and FRAZIER PROPERTIES, a Tennessee general partnership, First Party, and _____, Second Party.

WITNESSETH:

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

SITUATED in District No. 8 of Knox County, Tennessee and without the corporate limits of the City of Knoxville, Tennessee, and being known and designated as all of Lot 53, of Chestnut Ridge, "Unit II and Revision of Chestnut Ridge, Unit I", as shown on the maps recorded as Instrument Nos. 200205290097929, 200205290097930, 200205290097931 and 200205290097932, all in the Knox County Register of Deeds Office, said lot being more particularly bounded and described by the maps aforesaid, to which maps specific reference is hereby made for a more particular description.

BEING part of the same property conveyed to Bunch and Frazier Properties, a Tennessee general partnership, by warranty Deed from De-Ann Brakebill, Co-Executor and Devisee under the Last Will and Testament of Wildene E. Brakebill, et al, dated October 31, 2000, recorded as Instrument No. 200011060031668, in the Register's Office for Knox County, Tennessee.

with the hereditaments and appurtenances thereto appertaining, and all covenants and warranties running in favor of the First Party relating to the property; TO HAVE AND TO HOLD the same unto the Second Party, ___ heirs, successors and assigns forever.

AND said First Party, for itself and its successors and assigns, does hereby covenant with said Second Party, ___ heirs, successors and assigns, that it is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2015, which shall be prorated as of the date of closing and which Second Party assumes and agrees to pay, and the following matters:

This conveyance is made subject to 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 it will forever warrant and defend the said premises and the 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 Party has caused this instrument to be executed and its name to be signed hereto by its duly authorized officer the day and year first above written.

BUNCH and FRAZIER PROPERTIES,
a Tennessee general partnership

By: _____

Title: _____

STATE OF TENNESSEE)
) SS:
COUNTY OF _____)

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, _____, with whom I am personally acquainted, and who acknowledged himself to be the _____ of BUNCH AND FRAZIER PROPERTIES, the within named bargainor, a Tennessee general partnership, and that he as such Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as such Officer.

WITNESS my hand and official seal at office in _____ County, this ____ day of _____, 2015.

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 _____, 2015.

My Commission Expires:

Notary Public