

OWNER/RESPONSIBLE TAXPAYER:

THIS INSTRUMENT PREPARED BY:
Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, Tennessee 37929
File No. 161210/tma

CLT No. 059-072 (Part of)

WARRANTY DEED

THIS INDENTURE made as of the ____ day of _____, 2016,
between CHARLES EDGAR RUTHERFORD, JR. (also known as Charles E.
Rutherford, Jr.), unmarried, First Party, and _____, Second Party.

WITNESSETH

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

NOTE: The legal description will be inserted upon receipt of current survey.

BEING part of the same property conveyed by the following deeds:

- (1) Warranty Deed to Charles E. Rutherford, Jr., from Charlie E. Delaney, et al,
dated January 4, 1972, recorded in Deed Book 106, page 56; and
- (2) Warranty Deed to Charles Edgar Rutherford, Jr., from Alice Johnston
Pendergrast Rutherford, dated December 18, 1979, recorded in Deed Book 139,
page 514, both in the Register's Office for Loudon County, Tennessee.

THIS CONVEYANCE is made subject to any and all applicable restrictions,
agreements, easements and building setback lines as are shown in the records of
the Loudon 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.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all
claims therein, including homestead. **TO HAVE AND TO HOLD** the same unto the
Second Party, ___ heirs and assigns forever.

AND said First Party, for himself and his heirs, devisees, personal representatives, successors and assigns, does hereby covenant with said Second Party, ___ heirs and assigns, that First Party 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 and that First Party will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever; provided, however, this conveyance is made subject to the matters set forth herein and taxes for the year 2016, which shall be prorated as of the date of closing and which Second Party assumes and agrees to pay.

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 hereunder has executed this instrument as of the day and year first above written.

Charles Edgar Rutherford, Jr.

STATE OF TENNESSEE)
)
COUNTY OF _____)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, CHARLES EDGAR RUTHERFORD, JR., the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this ___ day of _____, 2016.

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 _____, 2016.

My Commission Expires:

Notary Public