

OWNER/RESPONSIBLE TAXPAYER:

Map 094O, Group A, Parcel 034

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.

800 S. Gay Street, Suite 1700

Knoxville, Tennessee 37929

File No. 190843 (TMA)

WARRANTY DEED

THIS INDENTURE made as of the ____ day of _____, 2019, between CALVIN CHARLES HOWARD, SR. and wife, JENNIFER B. HOWARD and JOHN W. BACON and wife, LINDA I. BACON, First Parties, and _____, Second Parties:

WITNESSETH

THAT SAID FIRST PARTIES, for and in consideration of the sum of TEN NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, to them in hand paid by said Second Parties, 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 Parties, the real property described as follows:

SITUATED in the Second Civil District of Anderson County, Tennessee, and within the City of Oak Ridge, Tennessee, and being more particularly described as follows:

Designated as Lot Number Forty-Nine (49) (containing 0.32 acres, more or less) on the plat of the entire City of Oak Ridge, Tennessee, Subdivision Plan, as shown on Block Plan SD F-18, prepared by Michael Baker, Jr., Inc. and recorded in Oak Ridge Plat Book 2, page 132 (Cabinet J, Envelope 79-D), in the Anderson County Register's Office.

BEING the same property conveyed to Calvin Charles Howard, Sr. and wife, Jennifer B. Howard and John W. Bacon and wife, Linda I. Bacon by Warranty Deed from R. B. Simpson, single, dated June 13, 1984, and recorded in Deed Book A-16, page 461, in the Anderson County Register's Office.

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 Anderson 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 Parties, their heirs, successors and assigns forever.

AND said First Parties, for themselves and their heirs, successors and assigns, does hereby covenant with said Second Parties, their heirs, successors 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 and that they 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 2019 taxes which shall be prorated as of the date of closing and which Second Parties assume and agree 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 Parties have executed this instrument as of the day and year first above written.

Calvin Charles Howard, Sr.

Jennifer B. Howard

John W. Bacon

Linda I. Bacon

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, CALVIN CHARLES HOWARD, SR. and wife, JENNIFER B. HOWARD, the within named bargainors, with whom I am personally acquainted (or who 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 _____, 2019.

Notary Public

My Commission expires:

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, JOHN W. BACON and wife, LINDA I. BACON, the within named bargainors, with whom I am personally acquainted (or who 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 _____, 2019.

Notary Public

My Commission expires:

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 _____, 2019.

Notary Public

My Commission Expires: _____