

OWNER/RESPONSIBLE TAXPAYER:

Map 028, Parcel 271

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, Tennessee 37929
File No. 191508 (TMA)

WARRANTY DEED

THIS INDENTURE made as of the ____ day of _____, 2019, between JOE E. WRIGHT, JR., KIMBERLY D. WRIGHT and CONNIE CUNNINGHAM, heirs at law of Joe E. Wight, 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 District No. Six (6) of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, and being known and designated as all of Lots 1 and 2 on the Final Plat of Joe and M. Christine Wright Property, recorded as Instrument No. _____, in the Knox County Register's Office, to which map specific reference is hereby made for a more particular description.

BEING the same property conveyed to Joe E. Wright and wife, M. Christine Wright by Warranty Deed from Billy G. Kelley and wife, Jane H. Kelley, dated November 17, 1971, and recorded in Deed Book 1468, page 138, in the Knox County Register's Office. M. Christine Wright is now deceased, leaving Joe E. Wright as the surviving tenant by the entirety. Joe E. Wright is now deceased, having died intestate on or about December 28, 2015, leaving Joe E. Wright, Jr., Kimberly D. Wright and Connie Cunningham as his sole surviving heirs at law.

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 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.

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, devisees, personal representatives, successors and assigns, do 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 hereunder have executed this instrument as of the day and year first above written.

Joe E. Wright, Jr.

Kimberly D. Wright

Connie Cunningham

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, JOE E. WRIGHT, JR., the within named bargainor, with whom I am personally acquainted (or who 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 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, KIMBERLY D. WRIGHT, the within named bargainor, with whom I am personally acquainted (or who 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 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, CONNIE CUNNINGHAM., the within named bargainor, with whom I am personally acquainted (or who 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 and official seal at office this ___ day of _____, 2019.

Notary Public

My Commission Expires: _____

I hereby swear of 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: _____