

OWNER/RESPONSIBLE TAXPAYER:

THIS INSTRUMENT PREPARED BY:

Map 150J, Group K, Parcels 010 and 011

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929
File No. 191507 (TMA)

WARRANTY DEED

THIS INDENTURE made as of the ____ day of _____, 2019, between MARTHA R. CONRY, TRUSTEE OF THE MARTHA R. CONRY TRUST DATED JANUARY 29, 2002, First Party, and _____, Second Parties:

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 her in hand paid by said Second Parties, 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 Parties, the real property described as follows:

TRACT I: SITUATED in Cumberland County, Tennessee, and being Lot No. 94, Section No. Crow 9 of Lake Tansi Village, Inc., as shown by map recorded in Plat Book 5, page 8, in the Cumberland County Register's Office, to which map specific reference is hereby made for a more particular description.

BEING the same property conveyed to Martha R. Conry, Trustee of The Martha R. Conry Trust dated January 29, 2002, by Quitclaim Deed from Martha R. Conry, dated January 29, 2002, and recorded in Book 1098, page 1772, in the Cumberland County Register's Office.

TRACT II: SITUATED in Cumberland County, Tennessee, and being Lot No. 95, Section No. Crow 9 of Lake Tansi Village, Inc., as shown by map recorded in Plat Book 5, page 8, in the Cumberland County Register's Office, to which map specific reference is hereby made for a more particular description.

BEING the same property conveyed to Martha R. Conry, Trustee of The Martha R. Conry Trust dated January 29, 2002, by Quitclaim Deed from Martha R. Conry, dated January 29, 2002, and recorded in Book 1098, page 1770, in the Cumberland 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 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 Party, for herself and her heirs, successors and assigns, does hereby covenant with said Second Parties, their heirs, successors and assigns, that she 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 she 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 Party hereunder has executed this instrument as of the day and year first above written.

Martha R. Conry, Trustee of The Martha R. Conry
Trust dated January 29, 2002

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, MARTHA R. CONRY, TRUSTEE OF THE MARTHA R. CONRY TRUST DATED JANUARY 29, 2002, 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: _____