

OWNER/RESPONSIBLE TAXPAYER:

Map 020C, Group B, Parcel 018.00 and
Map 015, Parcel 313.00

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, Tennessee 37929
File No. 201567 (CWM)

WARRANTY DEED

THIS INDENTURE made as of the _____ day of _____, 2020,
between THE LENOIR CITY COMPANY, a Tennessee corporation, 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 it 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:

SITUATED in District No. 2 of Loudon County, Tennessee, and within the corporate limits of the City of Lenoir City, Tennessee, and being known and designated as Tracts 1, 2, 3, 4 and 5 on the Survey for Lenoir City Co., recorded in Map Cabinet _____, Slide _____, in the Loudon County Register's Office, to which map specific reference is hereby made for a more particular description

BEING the same property conveyed to The Lenoir City Company by deed dated May 19, 1890, and recorded in Deed Book 8, page 117, in the Loudon 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 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 Parties, their heirs, successors and assigns forever.

AND First Party, for itself and its successors and assigns, does hereby covenant with said Second Parties, their 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 and that it 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 2020 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 caused this instrument to be executed as of the day and year first above written.

The Lenoir City Company

By: _____

Title: _____

STATE OF _____

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, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged ___self to be the _____ of THE LENOIR CITY COMPANY, the within named bargainor, a Tennessee corporation, and that ___he as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____.

WITNESS my hand and official seal at office this _____ day of _____, 2020.

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 _____, 2020.

Notary Public

My Commission Expires: _____