

OWNER/RESPONSIBLE TAXPAYER:

Map 036, Parcels 045, 046, 047, 048 and
Map 037, Parcel 001

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, Tennessee 37929

File No. 220025 (TMA)

WARRANTY DEED

THIS INDENTURE made as of the ____ day of _____, 2022,
between FRED O. SCOTT and wife, JANE BARNES SCOTT, 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:

(SEE PROPERTY DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF)

BEING the same property conveyed to Fred O. Scott and wife, Jane Barnes Scott by Warranty Deed from Fred O. Scott and wife, Jane Barnes Scott, dated August 17, 1994, and recorded in Deed Book 214, page 658, in the Loudon County Register's Office; and

BEING the same property conveyed to Fred O. Scott and wife, Jane Barnes Scott by Warranty Deed from Fred O. Scott and wife, Jane Barnes Scott, dated August 17, 1994, and recorded in Deed Book 214, page 656, as corrected in Deed Book 216, page 802, both in the Loudon County Register's Office; and

BEING the same property conveyed to Fred O. Scott and wife, Jane Barnes Scott by Warranty Deed from Fred O. Scott and wife, Jane Barnes Scott, dated August 17, 1994, and recorded in Deed Book 214, page 660, as corrected in Deed Book 216, page 804, both in the Loudon County Register's Office; and

BEING the same property conveyed to Fred O. Scott and wife, Jane Barnes Scott by Warranty Deed from Fred O. Scott and wife, Jane Barnes Scott, dated January 10, 1995, and recorded in Deed Book 217, page 483, in the Loudon County Register's Office; and

BEING the same property conveyed to Fred O. Scott and wife, Jane Barnes Scott by Warranty Deed from William M. Thomas and wife, Sharon K. Thomas, dated December 5, 1989, and recorded in Deed Book 184, page 15, 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 said First Parties, for themselves and their heirs, 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 taxes for the year 2022, 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.

Fred O. Scott

Jane Barnes Scott

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, FRED O. SCOTT and wife, JANE BARNES SCOTT, 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 _____, 2022.

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 _____, 2022.

Notary Public

My Commission Expires: _____