

THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFIRMED WITH COMPETENT LEGAL REPRESENTATION. THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE ITS' COMPLETION.

WARRANTY DEED

THIS INDENTURE, made and entered into this ____th day of _____ 20____,
by and between _____,
hereinafter called Grantor,

and _____,
hereinafter called Grantee.

WITNESSETH: That for the consideration hereinafter expressed, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real property located, situated and being in the _____ (____) Civil District of the County of _____, State of Tennessee, to wit:

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien, which are assumed by Grantee;

ANY SUBDIVISION RESTRICTIONS, EASEMENTS, AND BUILDING SETBACK LINES;

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

Any reference to recorded instruments is reference to the Register's Office in said County.

THE CONSIDERATION for this conveyance is **TEN AND 00/100****Dollars (\$10.00)** and other good and valuable considerations, the receipt and legal sufficiency of which is hereby acknowledged.

GRANTOR:

STATE OF TENNESSEE, COUNTY OF _____:ss

On this _____th day of _____, 20____, before me personally appeared _____ and spouse, _____, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

My Commission Expires: _____, NOTARY PUBLIC

STATE OF TENNESSEE, COUNTY OF _____:ss

I hereby swear or affirm that to the best of the Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is \$_____, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____, AFFIANT
SWORN TO AND SUBSCRIBED before
me this _____ day of _____, 20____
_____, Notary Public

My Commission Expires: _____

RESPONSIBLE TAXPAYER:

PROPERTY ADDRESS:

_____, Tennessee _____

FILE NO.:

CLT No.:

MAIL TAX NOTICES TO:

SAME AS ABOVE.

PROPERTY OWNER:

