

This Instrument Prepared By:

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Attorney at Law  
101 Green Street  
Celina, Tennessee 38551

The preparer makes no representations or warranties as to the accuracy of the description or the status of the title of the property. This document has been prepared based upon information furnished to the preparer.

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RESPONSIBLE TAXPAYER AND PROPERTY OWNER:

Name: David W. Shedd

Address: 411 Christopher Place

City: Louisville

State: KY

Zip: 40214

Map: \_\_\_\_\_ Parcel: \_\_\_\_\_

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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and adequacy of which is hereby acknowledged, I, JOHN PATRICK HUMKEY, hereinafter called Grantor, have this day bargained and sold and do by these presents sell, transfer and convey unto DAVID W. SHEDD, hereinafter called Grantee, his heirs and assigns, that certain tract or parcel of land situated, lying and being in the 3rd Civil District of Clay County, Tennessee, and more particularly described as follows, to-wit:

BEGINNING at a stake on the East side of the Millie Ridge Road, a corner to lands now owned by Davies; thence with the lines of Davies, South 53 deg. 30 min. East 160 ft. to a stake on the West side of the Red Oak Ridge Road; thence Southwardly with the West side of the Red Oak Ridge Road, as it meanders, 430 ft. to a stake; thence North 53 deg. 30 min. West 450 ft. to a stake on the East side of the Millie Ridge Road; thence Northwardly with the East side of the Millie Ridge Road, 410 ft. to a stake, the beginning corner, containing 2.48 acres, more or less.

And being the same lands conveyed to John Patrick Humkey from Robin A. Kruer, Dannette F. Massie and Belinda K. Ryan, by warranty deed dated October 31, 2016, and recorded in Deed Book 106, pages 516-518, Register's Office of Clay County, Tennessee.

MAP 33 TRANSFERRED  
G CM  
BILLY R. SMITH  
P 11.00  
ASSESSOR OF PROPERTY APPROVED

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good and lawful right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, witness my hand on this the 18 day of September, 2019.

John Patrick Humkey  
JOHN PATRICK HUMKEY

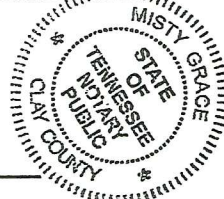
STATE OF TENNESSEE

COUNTY OF CLAY

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named, JOHN PATRICK HUMKEY, the bargainer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18 day of September, 2019.

Misty Grace  
NOTARY PUBLIC



My Commission Expires: 9/20/2021

I, or we Swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 150,000.00 whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

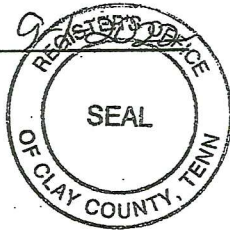
[Signature]

AFFIANT

Sworn to and subscribed to before me this 28<sup>th</sup> day of September 2019.

[Signature]  
NOTARY PUBLIC Register

My Commission Expires: 9/20/2021



BK/PG: WD112/713-714	
19001162	
2 PGS:AL-WARRANTY DEED	
JENNY BATCH: 19513	
09/28/2019 - 10:43:55 AM	
VALUE	150000.00
MORTGAGE TAX	0.00
TRANSFER TAX	555.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	568.00
STATE OF TENNESSEE, CLAY COUNTY	
BRENDA BROWNING	
REGISTER OF DEEDS	