

This Instrument Prepared By: James D. White, Jr.  
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: Kevin Williams, et ux. Address: 2112 Center Point Rd.  
City: Tompkinsville State: KY Zip: 42167  
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 consideration, the receipt and adequacy of which is hereby acknowledged, I, VONDA WEIR, hereinafter called Grantor, have this day bargained and sold and do by these presents sell, transfer and convey unto KEVIN WILLIAMS and wife, EMILY WILLIAMS, hereinafter called Grantees, their 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:

TRACT NO. 1:

Beginning on an iron pin, a corner to a lot this day conveyed by the Grantors to William Chilton Brown and wife, Marice Collins Brown, at a point in line of U.S. Government; thence with Brown's line N. 47° 00' E. 133 feet to a stake at the edge of the driveway; thence with said driveway N. 46° 00' W. 60 feet to an iron pin; thence S. 47° 00' W. 150 feet to an iron pin in the U. S. Government line; thence with the Government line S. 64° 30' E. 60 feet to the beginning.

And being the same lands conveyed to Vonda Weir from Kay Brown Long by warranty deed dated December 27, 2013, and recorded in Deed Book 101, pages 289-290, Register's Office of Clay County, Tennessee.

TRACT NO. 2:

BEGINNING on a rock, a corner to the United States Government, Roy Brown and Bryan Davis; thence with Government line N. 64 degrees 30' W. 60 feet to a stake; thence N. 47 degrees 00' E. 133 feet to a stake at the edge of the driveway; thence with said driveway S. 56 degrees 00' E. 60 feet to a stake; thence S. 47 degrees 00' W. 126 feet to a stake, the beginning corner.

The grantors herein stipulate, contract and covenant that the driveway mentioned in the above description shall be and remain a way of ingress and egress to the property herein conveyed.

MAP 41N G B CM P 27.00  
BILLY R. SMITH P 28.00  
ASSESSOR OF PROPERTY APPROVED

And being the same lands conveyed to Vonda Weir from Kay Brown Long by warranty deed dated January 10, 2014, and recorded in Deed Book 101, pages 291-292, Register's Office of Clay County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. And I do covenant with the said Grantees 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, witness my hand on this the 9 day of September, 2020.

Vonda Weir  
VONDA WEIR

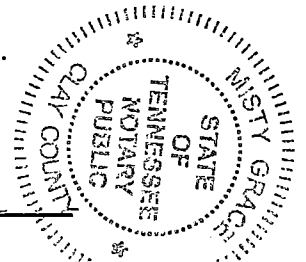
STATE OF TENNESSEE

COUNTY OF CLAY

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

Witness my hand and official seal this 9 day of September, 2020.

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 \$27,000.00, whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Misty Grace  
AFFIANT

BK/PG: WD115/234-235  
20001072

2 PGS:AL-WARRANTY DEED	
BRENDA BATCH: 20765	
09/10/2020 - 11:07:26 AM	
VALUE	27000.00
MORTGAGE TAX	0.00
TRANSFER TAX	99.90
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	112.90

STATE OF TENNESSEE, CLAY COUNTY  
BRENDA BROWNING  
REGISTER OF DEEDS

Sworn to and subscribed to before me this 10 day of Sept. 2020.

Brenda Browning  
NOTARY PUBLIC  
My Commission Expires: 9-1-2022

