

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.

RESPONSIBLE TAXPAYER AND PROPERTY OWNER:

Name: Mike McClain Address: P.O. Box 446
City: Celina State: TN Zip: 38551
Map: _____ Parcel: _____

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, KAYLA BARGER, hereinafter called Grantor, have this day bargained and sold and do by these presents sell, transfer and convey unto MIKE MCCLAIN, 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:

Situate, lying and being the 3rd Civil District of said County and State, near Neely's Cross Roads and on the head waters of Horse Creek, and bounded as follows, to-wit:

Bounded on the North by the lands of Walter Davis; bounded South by other lands now owned by A. L. Smith; bounded East by the United State Government Dale Hollow Dam Reservoir, and bounded West by State Highway No. 52.

And being the same lands conveyed to Kayla Barger from J. Cliett Goodpasture by warranty deed dated May 23, 2019, and recorded in Deed Book 111, pages 757-758, 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 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 24 day of May

2019.

Kayla Barger
KAYLA BARGER

STATE OF TN
COUNTY OF Clay

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named, KAYLA BARGER, the bargainor, 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 24 day of May, 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 \$ 35,000.00 whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Kayla Barger
AFFIANT

Sworn to and subscribed to before me this 30 day of May 2019.

Brenda Browning Register
NOTARY PUBLIC

My Commission Expires: 9-1-2022

BK/PG: WD111/759-760	
19000584	
2 PGS:AL-WARRANTY DEED	
BRENDA BATCH: 19045	
05/30/2019 - 01:42:16 PM	
VALUE	35000.00
MORTGAGE TAX	0.00
TRANSFER TAX	129.50
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	142.50
STATE OF TENNESSEE, CLAY COUNTY	
BRENDA BROWNING	
REGISTER OF DEEDS	

