

**NOTE: TO BE RECORDED IN THE REGISTER'S
OFFICE FOR CLAY COUNTY, TENNESSEE**

THIS INSTRUMENT PREPARED BY:

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TAX IDENTIFICATION

Map 087 Group ___ Parcel 003.34 Lot No. 1
Map 087 Group ___ Parcel 003.35 Lot No. 2

Map 87 TRANSFERRED 3.34
G CM P 3.35
BILLY R. SMITH
ASSESSOR OF PROPERTY APPROVED

BK/PG: WD100/438-440

13000857

3 PGS : AL - WARRANTY DEED	
JENNY BATCH: 12506	
08/13/2013 - 10:13:59 AM	
VALUE	37500.00
MORTGAGE TAX	0.00
TRANSFER TAX	138.75
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	156.75

STATE OF TENNESSEE, CLAY COUNTY
BRENDA BROWNING

THE ATTORNEY PREPARING THIS INSTRUMENT MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE STATUS OF TITLE OR DESCRIPTION OF THE PROPERTY. THIS INSTRUMENT IS PREPARED BASED ON INFORMATION FURNISHED TO THE PREPARER.

RESPONSIBLE TAXPAYER AND NEW PROPERTY OWNER:

Name: Hazel Willis
Address: 808 Riverside Circle
Celina, Tennessee 38551

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of THIRTY SEVEN THOUSAND FIVE HUNDRED and NO/100 (\$37,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt and sufficiency of which are hereby acknowledged, **JESSIE LEE COPELAND, a married person**, hereinafter called "Grantor", has this day bargained and sold, transferred and conveyed, and by these presents does hereby bargain, sell, transfer and convey unto **HAZEL WILLIS, a single person**, hereinafter called "Grantee", their heirs, successors and assigns, a certain parcel of land, lying and being in the 4th Civil District of Clay County, Tennessee, described as follows:

Being Lots No. 1 and No. 2 in the plan of Western Way, a subdivision, the plat of which is recorded in Plat Book 1, Page 166, in the Register's Office at Celina, Tennessee, and which plat is incorporated herein and made a part hereof by reference for a full and complete description of said lot, and which Plat was dated March 21, 2006 and prepared by Carlen J. Wiggins, a Tennessee registered land surveyor, License No. 70, whose address is Wiggins Land Surveying & Drafting Company, Box 191, Gainesboro, Tennessee 38562.

And being part of the same property conveyed to Jessie Lee Copeland by Clerk's Deed from Corinne McLerran, Clerk and Master for the Chancery Court of Clay County, Tennessee, dated December 29, 2005, and recorded in Warranty Deed Book 85, pages 497-499, Register's Office of Clay County, Tennessee.

This conveyance is made subject to that certain 32' Right-of-Way conveyed to Clay County, Tennessee, dated September 28, 2006, and recorded in Warranty Deed Book 95, pages 436-440, Register's Office of Clay County, Tennessee

This conveyance is made subject to all restrictions, easements, and right of ways as shown on the plat that may affect the premises and to the following Restrictive Covenants for Western Way (excluding Lot #19) recorded in Warranty Deed Book 86, page 543, Register's Office of Clay County, Tennessee.

- (1) No part of said property may be used for other than single-family residences. No more than (3) residences will be allowed on any single tract.
- (2) Only residential single-family homes may be placed upon this property and a home must have at least one thousand (1000) square feet of enclosed living area, exclusive of basement, porches, breezeways and garages. On site built dwellings must be on a solid masonry foundation. No permanent modular home.
- (3) No one tract may be subdivided.
- (4) No environmental hazardous material may be dumped or stored on any tract.
- (5) The foregoing covenants shall be and become covenants running with the land, binding upon the undersigned, and all persons claiming under them. Invalidation of any one of these covenants by judgement or court order shall in no way effect any other provisions hereof which shall remain in full force and effect and enforcement of these covenants shall be by proceedings at law or in equity by the undersigned or by a any person violating or attempting to violate any covenants, either to recover damages or to restrain the violating.

Lot 1 - MAP 086 PARCEL 003.34

Lot 2 - MAP 086 PARCEL 003.35

The subject property is not the principal place of residence of Grantor, Grantor's spouse, or any minor children of the Grantor.

TO HAVE AND TO HOLD said parcel of land, together with all appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors and assigns in fee simple, forever:

AND GRANTOR, does hereby covenant with said Grantee, that Grantor is lawfully seized and possessed of said parcel in fee simple; that Grantor has full power, authority and right to sell and convey said parcel; and the same is free, clear and unencumbered, except as otherwise herein set out; and that Grantor does further covenant and bind themselves, their successors and assigns, to forever warrant and defend the title to said parcel to said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 18th day of October, 2011.

GRANTOR:


JESSIE LEE COPELAND

STATE OF TENNESSEE)

COUNTY OF CLAY)

Personally appeared before me, the undersigned authority, a duly commissioned Notary Public in and for the County and State aforesaid, JESSIE LEE COPELAND, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this the 18th day of October, 2011.

3-5-2012
My Commission Expires



Leslie A. Richards
Notary Public

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 37500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me, on this

13th day of August, 2011.

(Affiant) Orzel Willis

9-1-14
My Commission Expires

Brenda Browning
Notary Public or Register

