

**W A R R A N T Y      D E E D**

Prepared by and return to:  
Myron C. Ely, Attorney  
8930 Cross Park Dr.  
Knoxville, Tn. 37923  
File #

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Owner's Address

Property Address

Send Tax Bills:

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**MAP PARCEL NO. Part of 144 1.04**

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**THIS INDENTURE**, made this \_\_\_\_\_ day of \_\_\_\_\_ 2008, by and  
between

**S & E Properties, LLC**, a Tennessee Limited Liability Company,

party of the first part, and

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party of the second part,

**WITNESSETH:** That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said party of the first part has granted, bargained, sold, and conveyed, and does hereby grant, bargain sell and convey unto the said party of the second part, the following described premises, to wit:

**SITUATE in District Number Two (2) of Rhea County, Tennessee, being known as Lot \_\_\_, Valley View Subdivision, as the same appears on map of record at Plat Book 4, page 341, in the Register's Office for Rhea County, Tennessee, to which map specific reference is hereby made for a more particular description.**

**BEING part of the same property conveyed to S & E Properties, LLC, by deed dated April 4, 2008, of record at Deed Book 387, page 7362124, in the Register's Office for Rhea County, Tennessee.**

THIS CONVEYANCE is made subject to all applicable restrictions, easements, and building set back lines of record in the Register's Office for Rhea County, Tennessee.

**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 said party of the second part, its heirs, or successors and assigns in fee simple forever.

And the said party of the first part for itself and for its successors does hereby covenant with the said parties of the second part, their heirs and assigns that it is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, that said premises are free from all encumbrances,

and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF**, the party of the first part hereunder set his/her/their hands and seals the day and year first above written.

**S & E Properties, LLC**

**By** \_\_\_\_\_  
**Scott Smith, Managing Member**

**By** \_\_\_\_\_  
**Eric Moseley, Managing Member**

STATE OF TENNESSEE )  
COUNTY OF KNOX )

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared SCOTT SMITH AND ERIC MOSELEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the MANAGING MEMBERS of S & E PROPERTIES, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that they as such Officers, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of said Limited Liability Company as said Officers.

Witness my hand and seal at office in said County this \_\_\_\_\_ day of  
\_\_\_\_\_ 2008.

My Commission Expires: \_\_\_\_\_ Notary Public

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is \$ \_\_\_\_\_.

\_\_\_\_\_ Affiant

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_ 2008.

My Commission Expires: \_\_\_\_\_ Notary Public

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.