This deed prepared without benefit of title search and upon information furnished by the parties.

This instrument must be recorded in the Register's Office of the County where the property below is located.

Name and Address of Owner:

Same ↓

Map 11-8, Group, Parcel 232

SEND TAX BILLS TO:
Harold + Loretta McDaniel
3224 Overstreet Drive
Cookeville, TN 38506

This Instrument Prepared By:
Acuff & Acuff, P.C.
101 S. Jefferson Avenue
Cookeville, TN 38501

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, **Wilma Loftis, formerly known as Wilma M. Joines, surviving spouse of Fallie E. Joines,** GRANTOR, pursuant to a Caretaker's Agreement dated October 4, 2011, have this day bargained and sold, and do hereby transfer and convey unto, **Harold McDaniel and Loretta McDaniel,** their heirs and assigns, hereinafter referred to as "GRANTEES", the following described tract or parcel of land located in Davidson County, Tennessee, as follows:

Being Lot No. 55 on the Map of Joywood Heights, Section 1, of record in Book 1130, page 91.

Said Lot No. 55 fronts 60 feet on the southerly side of Wesley Avenue and runs back 207.8 feet on the westerly line and 206.2 feet on the easterly line, to a dead line, measuring 60 feet thereon.

BILL GARRETT, Davidson County
Trans:T20150081690 DEEDWARR
Recvd: 09/25/15 09:34 3 pgs
Fees:18.00 Taxes:192.40
20150925-0097524

THE PREVIOUS AND LAST conveyance being a Warranty Deed from August R. Skroch and wife, Katie F. Skroch, to Fallie E. Joines and wife, Wilma M. Joines, of record in Book 3906, page 837, Register's Office of Davidson County, Tennessee.

SOURCE OF DESCRIPTION: This is the same description as the previous and last conveyance.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever. I covenant that I am lawfully seized and possessed of the lands herein conveyed in fee simple, have a good right to convey it, and that the same is unencumbered.

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 52,000.00.

Wilma Jean Loftis
AFFIANT

Subscribed and sworn to before me, this the 3rd day of May, 2015.

Marsha McDaniel
NOTARY PUBLIC

MARSHA MCDANIEL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

My Commission Expires: June 19, 2018

STATE OF TENNESSEE, DAVIDSON COUNTY

The foregoing instrument and certificate were noted in Notebook ____, page ____, at _____ o'clock ____.m., _____, 20____, and recorded in Warranty Deed Book _____, page _____. State Tax Paid $_____.
Fee Paid $_____. Recording Fee $_____. Total $_____.

WITNESS MY HAND.

Receipt No. _____ _____Register

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEES, their heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this the 3rd day of May, 2015.

Wilma Joenes Loftis
Wilma Loftis, formerly known as
Wilma J. Joines, Surviving Spouse of
Fallie E. Joines

STATE OF TENNESSEE)

COUNTY OF PUTNAM)

PERSONALLY APPEARED before me, Marsha McDaniel, a Notary Public of this county, Wilma Loftis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 3rd day of May, 2015.

Marsha McDaniel
NOTARY PUBLIC

My Commission Expires:

June 19, 2018

MARSHA MCDANIEL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM