

This Instrument Prepared by Valley Title Services, LLC
202 North White Street, Athens, Tennessee 37303

The following description is:

XX taken from the prior deed:
_____ based upon a new survey:
_____ provided by the parties:
_____ (Other) _____
(TCA 66-24-121)

SEND TAX STATEMENTS TO:

James MacDonald

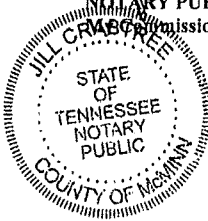
387 Fish Hatchery road
Sweetwater TN 37874

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is \$21,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

James MacDonald
AFFIANT

Subscribed and sworn to before me this 25th day of August, 2017.

Jill Crabtree
NOTARY PUBLIC My Commission Expires July 24, 2019



For Register's Office Stamp - Recording Information

Cheryl Ingram, Register
McMinn County
Rec #: 187907 Instrument #: 191692
Rec'd: 20.00 Recorded
State: 77.70 8/25/2017 at 11:49 AM
Clerk: 1.00 in Warranty Deed Book
Other: 2.00 21E
Total: 100.70 Pgs 631-634

THIS DEED HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY OR ON BEHALF OF THE PARTIES. THE PREPARER DOES NOT WARRANT OR CERTIFY TITLE, ACCURACY OF DESCRIPTION, NOR COMPLIANCE WITH PLANNING AND ZONING LAWS. BEFORE SIGNING THIS DEED, CONSULT WITH YOUR TAX ADVISOR REGARDING POSSIBLE STATE AND FEDERAL TAX CONSEQUENCES.

TAX ID: 1-56C-B-47
(District - Map - Parcel)

WARRANTY DEED

THIS INDENTURE, made this 25th day of August, 2017, A.D., between

The Heirs of William Lee Lunsford, they being: STEPHANIE STOKES AND SABRINA LUNSFORD, Grantors, and
JAMES MACDONALD, Grantee.

WITNESSETH: that said Grantors, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations; to them in hand paid by the Grantees, the receipt of which is hereby acknowledged, have bargained, sold and conveyed unto the Grantees the following described premises, to-wit:

SITUATED in the First (formerly Third) Civil District of McMinn County, Tennessee, and being more particularly described as follows:

BEING LOTS NOS. 15 AND 16 of the J. B. ADAMS ADDITION to the City of Athens, Tennessee, as recorded in Deed Book 3-K, Page 336, Register's Office of McMinn County, Tennessee, to which reference is made for a more particular description.

SUBJECT to any setback lines, drainage and/or utility easements and conditions and limitations depicted and/or noted on or attached to the recorded plat.

SUBJECT to all prior easements, rights of way and restrictions, visible or otherwise, and further subject to any governmental zoning or regulations and subdivision ordinances or regulations in effect with respect to the property.

SUBJECT to Resolution No. 84-9 closing the unopened right of way along the West side of the Property Transfer Noted

Date 8-25-17 No. 17-1456

Page 1 of 4

Tax I.D. 01-056C B-056C 047.00
McMinn County Property Assessor

property recorded in Deed Book 12-W, Pages 420-421. The City of Athens reserves the right to install and maintain utilities on said property.

BEING the same property conveyed to William Lee Lunsford by Warranty Deed from Bessie Oleta Bond Lunsford and Hazel Marie Bond Hutton, dated May 21, 1990 and recorded in Deed Book 11-M, pages 247-248, Register's Office of McMinn County, Tennessee.

William Lee Lunsford died on or about February 18, 2017. See Affidavit of Heirship identifying the Heirs of William Lee Lunsford of record in Deed Book 21-D, Page 903, Register's Office of McMinn County, Tennessee.

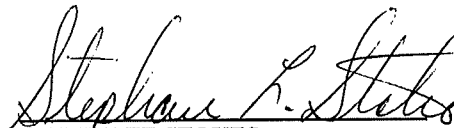
A COPY of the TennCare Release establishing that this property is **not** subject to recovery by the Bureau of TennCare pursuant to Title 71-Chapter 5 of the Tennessee Code Annotated, is attached herewith as an Exhibit.

WITH THE HEREDITAMENTS and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Grantees, their heirs and assigns forever.

And said Grantors, for themselves and for their heirs, executors and administrators do hereby covenant with said Grantees, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances and that they 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.

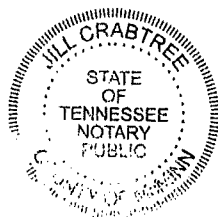
IN WITNESS WHEREOF, the said Grantors hereunder set their hands and seals the day and year first above written.

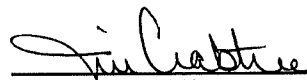

STEPHANIE STOKES

STATE OF Tennessee
COUNTY OF McMinn

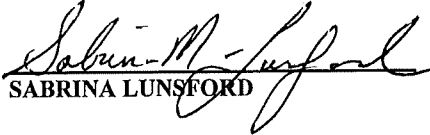
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named bargainer, **STEPHANIE STOKES** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of August 2017.




NOTARY PUBLIC My Commission Expires: July 24, 2019

IN WITNESS WHEREOF, the said Grantors hereunder set their hands and seals the day and year first above written.



SABRINA LUNSFORD

STATE OF Georgia
COUNTY OF Gordon

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named bargainer, **SABRINA LUNSFORD** 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 and official seal at office, this 17th day of August 2017.




NOTARY PUBLIC
My Commission Expires: _____

Notary Public, Gordon County, Georgia
My Commission Expires March 10, 2018