

This Instrument prepared by: \_\_\_\_\_

## TENNESSEE WARRANTY DEED

THIS INDENTURE made and entered into this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, by

and between Seller(s) \_\_\_\_\_, party of the first part, and

Buyer(s) \_\_\_\_\_, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of \_\_\_\_\_, State of Tennessee: **(address and/ or legal description of real estate):**

**Previous Deed is recorded in Book# \_\_\_\_\_ Page# \_\_\_\_\_ in the Register of Deeds Office of \_\_\_\_\_ County.**

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, heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they is/are lawfully seized in fee of the afore described real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered,

And that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows:  
\$ \_\_\_\_\_ cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Signatures:

Seller \_\_\_\_\_

Seller \_\_\_\_\_

Seller \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, Seller(s) \_\_\_\_\_  
the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_.

\_\_\_\_\_  
Notary Public

My commission expires:

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ \_\_\_\_\_, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

\_\_\_\_\_  
Buyer

Subscribed and sworn to before me this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public

My commission expires:

\_\_\_\_\_  
(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS:

MAIL TAX NOTICES TO:  
(Name/Address)

NAME AND ADDRESS OF PROPERTY OWNERS:

THIS INSTRUMENT PREPARED BY:

AFTER RECORDING RETURN TO: