

This instrument prepared by:  
Benchmark Title Company  
110 Public Square - P.O. Box 747  
Lafayette, Tennessee 37083

**WARRANTY DEED**

**RESPONSIBLE TAXPAYER(S) AND OWNER(S):**

*Carl Wayne Daniels*  
*1322 River Drive*  
*Celina, TN 38551*

MAP: 42K                  GROUP: F                  PARCEL: 6.00

FOR AND IN CONSIDERATION of One Hundred Twenty-Eight Thousand (\$128,000.00) dollars, cash in hand paid by the Grantee to the Grantors, the receipt and sufficiency of which are hereby acknowledged in full, we, **Danny Thompson and wife, Linda Thompson**, have bargained and sold, and by these presents do transfer and convey unto, **Carl Wayne Daniels**, his heirs and assigns, a certain tract or parcel of land in the 3rd Civil District of Clay County, Tennessee, as follows:

BEING in the City of Celina, Tennessee, and fronting on River Drive in H.C. Swan Addition to the City of Celina, and being all of Lots Nos. 8 and 9 of said Swan Addition to the City of Celina, the plat of which addition is of record in the Register's Office of Clay County, at Celina, Tennessee, in Deed Book 14, Pages 533-534.

Being the property conveyed to Danny Thompson and wife, Linda Thompson, by warranty deed from Elaine Baer, dated 4/9/2007, and recorded 4/9/2007, in Deed Book 88, Page 635, Register's Office of Clay County, Tennessee.

Subject to all matters of plat of record in Deed Book 14, Page 533-544, Register's Office of Clay County, Tennessee.

Subject to restrictions of record in Deed Book 14, Page 533, Register's Office of Clay County, Tennessee.

Possession with deed.

2021 taxes shall be prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to, **Carl Wayne Daniels**, his heirs and assigns, forever. And we covenant with the said, **Carl Wayne Daniels**, that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it and the same is unencumbered, except for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said land to the said, **Carl Wayne Daniels**, his heirs and assigns, against the lawful claims of all persons whomsoever.

MAP 42K TRANSFERRED  
G E CM P 6.00  
BILLY R. SMITH  
ASSESSOR OF PROPERTY APPROVED

WITNESS OUR HANDS, this 22nd day of June, 2021.

Danny Thompson  
Danny Thompson

Linda Thompson  
Linda Thompson

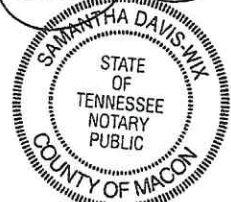
**STATE OF TENNESSEE  
COUNTY OF MACON**

Before me, a Notary Public in and for said State and county, personally appeared, **Danny Thompson and wife, Linda Thompson**, with whom I am personally acquainted (or proved to me by satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Lafayette, Tennessee, this the 22nd day of June, 2021.

Samantha Davis  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/7/2023



**AFFIDAVIT**

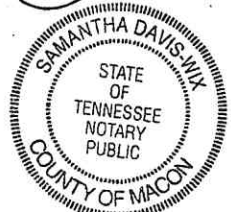
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is \$128,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Wayne Daniel  
AFFIANT

Subscribed and sworn to before me this 22nd day of June, 2021.

Samantha Davis  
REGISTER OR NOTARY

MY COMMISSION EXPIRES: 11/7/2023  
Sdw/RE-19107 WD Thompson to Daniels - 1322 River Drive



BK/PG: WD117/505-506  
21000848

2 PGS:AL-WARRANTY DEED  
BRENDA BATCH: 22069  
06/22/2021 - 09:36:28 AM

VALUE	128000.00
MORTGAGE TAX	0.00
TRANSFER TAX	473.60
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	486.60

STATE OF TENNESSEE, CLAY COUNTY  
BRENDA BROWNING  
REGISTER OF DEEDS