

**PREPARED BY LYNN OMOHUNDRO, ATTORNEY, SPARTA, TENNESSEE**

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **JESSE L.V. DAY and wife, SANDRA L. DAY**, have this day bargained and sold, and do hereby transfer and convey unto **CHARLES E. MOORE and wife, TINA R. MOORE**, their heirs and assigns, certain real estate which is located in the Third (3<sup>rd</sup>) Civil District of Van Buren County, Tennessee, described as follows:

**Map 048B, Group A, C-Map 048G, Parcel 014.00**

BEGINNING at an iron pin in the Southwest margin of High Meadow Drive, said pin being the Northwest corner of Tract 38 and being the Northeast corner of the property herein described; thence leaving High Meadows Drive with the West boundary of Tract 38 South 39°33'40" West 313.93 feet to an iron pin in the northeast margin of Wilderness Lane; thence with the margin of said lane North 15°53'51" West 161.75 feet to an iron pin; thence North 24°45'42" East 206.38 feet to an iron pin; thence along a curve to the right with a delta angle 70°50'25" having a radius of 25.00 feet and an arc length of 30.91 feet with a chord bearing and distance of North 60°10'54" East 28.98 feet to an iron pin; thence with the Southerly margin of High Meadow Drive South 84°23'53" East 79.01 feet to an iron pin; thence along a curve to the right with a delta angle of 92°46'55" having a radius of 50.00 feet and an arc length of 80.97 feet, with a chord bearing and distance of South 40°47'21" East 72.41 feet, to an iron pin; thence South 2°49'11" West 10.27 feet to an iron pin; thence along a curve to the left with a delta angle of 24°56'15" having a radius of 100.00 feet and an arc length of 43.52 feet, with a chord bearing and distance of South 9°38'56" East 43.18 feet to the point of beginning, containing 1.10 acres, more or less, according to the survey of Miles G. Smith, TN RLS No. 381, dated December 8, 2000, and being shown no **Tract 39 on a plat of High Meadow Estates, Phase I**, at Plat Cabinet 1, page 111, Register's Office Van Buren County, Tennessee.

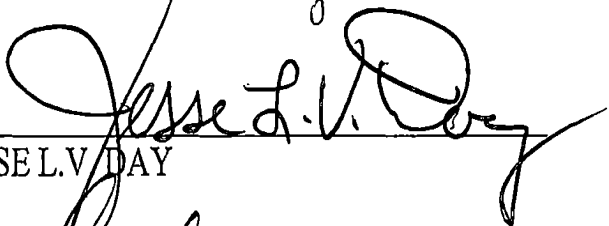
Being the same property conveyed to Jesse L.V. Day and wife, Sandra L. Day, dated 6/21/2006 and recorded 6/28/2006, Record Book 27, Page 839, in the Register's Office of Van Buren County, Tennessee.

SEND TAX NOTICES: Charles E. Moore and wife, Tina R. Moore  
1041 High Meadow Dr.  
Spencer, TN 38585

To have and to hold said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and assigns, 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 and official seal this 26<sup>th</sup> day of January, 2019.

  
JESSE L.V. DAY

  
SANDRA L. DAY

STATE OF FLORIDA                     )  
   )  
COUNTY OF Brevard                     )

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named JESSE L.V. DAY and wife, SANDRA L. DAY, with whom I am personally acquainted or proved to me upon the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26<sup>th</sup> day of January, 2019.

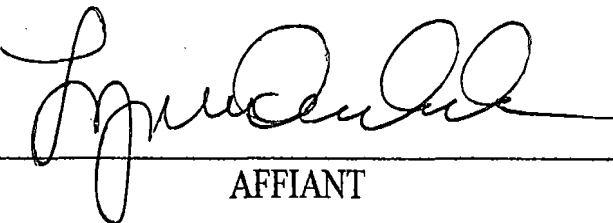
  
NOTARY PUBLIC

My Commission Expires: March 20, 2022



STATE OF TENNESSEE   )  
  )  
COUNTY OF WHITE       )

The actual consideration or value whichever is greater, for this transfer is \$21,000.00.


  
\_\_\_\_\_  
AFFIANT

Sworn to and subscribed before me,  
this 31<sup>st</sup> day of January 2019.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 12/28/2019

**BK/PG: RB98/390-392**  
**19000179**

	3 PGS:AL-WARRANTY DEED	
	APRIL BATCH: 19590	
	02/14/2019 - 11:38:27 AM	
	VALUE	21000.00
	MORTGAGE TAX	0.00
	TRANSFER TAX	77.70
	RECORDING FEE	15.00
	DP FEE	2.00
	REGISTER'S FEE	1.00
	TOTAL AMOUNT	95.70

STATE OF TENNESSEE, VAN BUREN COUNTY  
**APRIL SHOCKLEY**  
REGISTER OF DEEDS