

Real Property Tax Responsibility:  
Rickey T. Melton  
600 Tinsley Bottom Road  
Celina, TN 38551

This Instrument Prepared By:  
Diana F. Monroe  
Attorney at Law  
Celina, TN 38551

Map \_\_\_\_\_, Parcel \_\_\_\_\_

THIS ATTORNEY MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE DESCRIPTION OR THE STATUS OF THE TITLE OF THE PROPERTY. THIS DOCUMENT HAS BEEN PREPARED BASED UPON INFORMATION FURNISHED TO THE PREPARER.

#### 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 adequacy of which is hereby acknowledged, I, DOUGLAS F. YOUNG, hereinafter called Grantor, have this day bargained and sold and do by these presents sell, transfer, and convey unto RICKEY T. MELTON, hereinafter called Grantee, his heirs and assigns, that certain tract of land located in the Third Civil District of Clay County, Tennessee, and more particularly described as follows, to-wit:

BEING Tract Nos. 4, 5, 6 and 7 of the Survey of the Jack Kenneth Butler and wife, Barbara Butler, property, as of record in Plat Book 1, Page 93, Register's Office of Clay County, Tennessee.

The property herein conveyed is subject to restrictions of record in Warranty Deed Book 72, Page 261, Register's Office of Clay County, Tennessee. The description of the property herein conveyed is the same as the previous recorded deed.

And being the same property conveyed to Douglas F. Young and wife, Beverly J. Young, (Beverly J. Young died December 23, 2022.) by Warranty Deed from Carolyn Hindman aka Carolyn Hindman Sawyer, dated March 27, 2015, and recorded in Deed Book 103, page 508-509, Register's Office of Clay County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. And I do covenant with the said Grantee that I am lawfully seized and possessed of said property in fee simple, have good right to convey it, and it is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

MAP 78 TRANSFERRED  
G CM P 9.03  
ANGIE EADS  
ASSESSOR OF PROPERTY APPROVED

IN TESTIMONY WHEREOF, witness my hand on this the 19<sup>th</sup> day of  
January, 2023.

Douglas F. Young  
DOUGLAS F. YOUNG

STATE OF TENNESSEE

COUNTY OF CLAY

Personally appeared before me, the undersigned authority  
in and for said County and State, the within named DOUGLAS F.  
YOUNG, the grantor, with whom I am personally acquainted and  
who acknowledged that he executed the foregoing deed for the  
purposes therein contained.

Witness my hand and seal this the 19<sup>th</sup> day of January,  
2023.

Diana Monroe  
Notary Public

My Comm. Expires: 01-14-2024



The actual consideration for this transfer or value of the  
property transferred, whichever is greater, is \$ 45,000.00.

R. T. Mutt  
Affiant

Subscribed and sworn to before me this 19<sup>th</sup> day of January, 2023.

Diana Monroe  
Notary Public or Register

My Comm. Expires: 01-14-2024



BK/PG: WD122/231-232

23000068

2 PGS:AL-WARRANTY DEED

BRENDA BATCH: 24671

01/19/2023 - 03:27:21 PM

VALUE	45000.00
MORTGAGE TAX	0.00
TRANSFER TAX	166.50
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	179.50

STATE OF TENNESSEE, CLAY COUNTY  
BRENDA BROWNING  
REGISTERED AGENT