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CORRECTION

BK/PG: 1572/2171-2172

20003405

This instrument prepared by:
Christopher Cantrell, Attorney At Law
133 Birchwood Lane
Crossville, TN 38571
(931) 321-3707
2019-13716-3/

2 PGS:AL-DEED	
BATCH: 140920	
03/30/2020 - 09:50 AM	
VALUE	168200.00
MORTGAGE TAX	0.00
TRANSFER TAX	622.34
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	635.34

_____ above for recording information _____

STATE OF TENNESSEE, CUMBERLAND COUNTY
JUDY GRAHAM SWALLOWS
REGISTER OF DEEDS

WARRANTY DEED

THIS DEED, made and entered into March ^{as of} 21, 2020 by and between **Spencer Walton, a married man** hereinafter known as the Party of the First Part, and, **Brandon L. Kilgore, a single man**, hereinafter known as the Party of the Second Part;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Party of the First Part has bargained and sold and does hereby grant and convey unto the Party of the Second Part, their heirs and assigns, with covenants of general warranty of title, the following described property:

Property 1:
Tax ID#: Map 113A, Group L, Parcel ~~020.00~~ ^{019.00} (LC)

SITUATED, LYING AND BEING in the FIRST (1st) Civil District of Cumberland County, Tennessee, bounded and described as follows:

BEING Lot No. ³⁶ ~~37~~ (LC), Final Plat of Crossroad Village, Phase III – Unit 1 of record in Plat Book 12, Page 181, Register's Office for Cumberland County, Tennessee, to which reference is hereby made for a more complete and accurate description. Subject to the Declaration of Covenants and Restrictions, recorded in Book 1558, Page 980; subject to the Sewer Line Easement, recorded in Book D489, Page 224; and further subject to the plat of record in Plat Book 12, Page 181, in the official records of Cumberland County, Tennessee.

Being a portion of the same property conveyed to Spencer Walton by Deed dated May 28, 2019 from Glenn Clark, recorded May 30, 2019, in Book 1550, Page 1651, in the Official Records of Cumberland County, Tennessee. FOR FURTHER REFERENCE: Being a portion of the same property conveyed to Glenn Clark by Quitclaim Deed dated July 11, 2016 from Glenn Clark, recorded July 12, 2016, in Book 1479, Page 1166, in the Official Records of Cumberland County, Tennessee. FOR FURTHER REFERENCE: Being a portion of the same property conveyed to Glenn Clark by Warranty Deed dated June 2, 2016 from Lauren R. Brown, unmarried, recorded June 2, 2016, in Book 1476, Page 946, in the Official Records of Cumberland County, Tennessee.

Spencer Walton hereby swears and affirms that the subject property constitutes no part of his marital residence.

TO HAVE AND TO HOLD unto the Party of the Second Part, their heirs and assigns, forever. The Party of the First Part, for themselves, their successors and assigns, covenant that they are lawfully seized and possessed of the property hereby conveyed; that they have a good and lawful right to convey the same; that said property is free and clear of any encumbrance, except as herein stated; that they will execute such further assurances of title as may be reasonably required, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

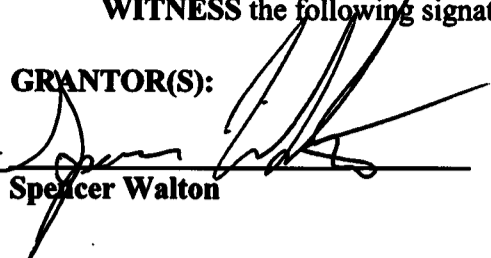
It is expressly agreed by the parties hereto that all taxes for the year 2020 shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

THE PURPOSE OF THIS RERECORDING IS TO CORRECT THE PARCEL NUMBER AND LOT NUMBER AND FOR NO OTHER REASON.

WITNESS the following signatures on this day and year first above written.

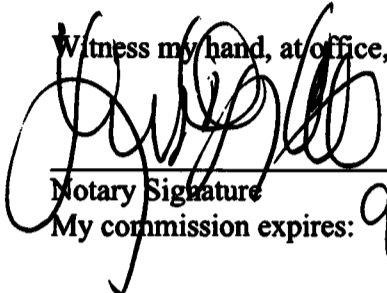
GRANTOR(S):


Spencer Walton

STATE OF TENNESSEE
COUNTY OF CUMBERLAND

On this 26 day of March, 2020, before me personally appeared Spencer Walton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26 day of March, 2020.


Notary Signature
My commission expires: 9-7-21



STATE OF TENNESSEE
COUNTY OF CUMBERLAND

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **\$168,200.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

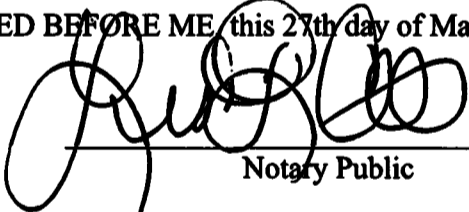
Witness my hand, at office, this 27th day of March, 2020.


Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this 27th day of March, 2020.

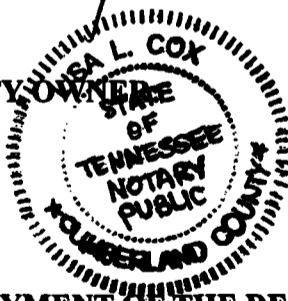
My commission expires:

9-7-21


Notary Public

NAME AND ADDRESS OF PROPERTY OWNER

Brandon L. Kilgore
18 Patrick Drive
Crossville TN 38555



PARTY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:
Same as owner

BK/PG: 1580/111-112

20007320

2 PGS:AL-CORRECTION DEED	
BATCH: 143695	
06/29/2020 - 03:12 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, CUMBERLAND COUNTY
JUDY GRAHAM SWALLOWS
REGISTER OF DEEDS