

**Prepared By James E. Thompson, Attorney
P.O. Box 765
Crossville, TN 38555
(931) 484-4533**

**It is the Responsibility of the Grantee of this instrument to immediately record it.
Failure to record this instrument could adversely affect the validity of your title.**

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations not herein mentioned, receipt of all of which is hereby acknowledged, we, **Brad McNeil and wife, Angela McNeil** have this day bargained and sold and by these presents do hereby bargain, sell, transfer and convey unto **Cassidy Leigh Richards**, her heirs and assigns the following described property.

Map 067-001.06 and 001.18

In the Seventh Civil District of Cumberland County, Tennessee, bounded and described as follows:

Tract No. 1: Beginning at a metal pin on the West side of Turkey Knoll Road; thence North 61 deg. 04' 34" West a distance of 315.06 feet to a metal pin; thence North 12 deg. East a distance of 110 feet to a metal pin; thence South 77 deg. 15' 04" East a distance of 274.23 feet to a metal pin on edge of Turkey Knoll Road; thence along said road South 4 deg. 11' West a distance of 200 feet to place of beginning, containing 1.0 acre, more or less. As per a survey by John D. Bruce, RLS, #644.

Tract No. 2: Beginning at a metal pin on Turkey Knoll Road being the Southeast corner of property; thence with said road North 4 deg. 11' East a distance of 180.27 feet to a bend; thence North 1 deg. 05' 37" East a distance of 4 feet to a metal pin; thence North 84 deg. 37' 50" West a distance of 150 feet to a metal pin; thence continuing on same course another 65.60 feet in all a distance of 215.60 feet to a metal pin; thence South 12 deg. West a distance of 128 feet to a metal pin; thence on same course another 22 feet to a metal pin in all a distance of 150 feet to a metal pin; thence South 77 deg. 15' 04" East a distance of 274.23 feet place of beginning. Containing .09 acre more or less. As per a deed description dated June 18, 1979.

Being the same property conveyed to Brad McNeil and wife, Angela McNeil by virtue of a deed dated February 5th, 2020 of record in Book 1569, Page 127, Register's Office, Cumberland County, Tennessee.



TO HAVE AND TO HOLD the above described property to the grantee, herein named, her heirs and assigns, in fee simple, forever.

We covenant with the grantee herein named, that we are lawfully seized and possessed of said real estate; have a good and lawful right to convey same, that it is free and unencumbered, except as above set out, and that we will forever warrant and defend the title thereto against the lawful claims of any and all persons whomsoever, and we will bind our heirs by the above covenants.

Preparer of this instrument makes no representation to the validity of the title contained herein.

This instrument was prepared from information furnished by the parties herein for which the preparer assumes no responsibility.

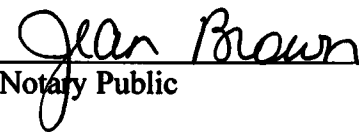
Witness my hand this 3rd day of December, 2020.



Brad McNeil

Angela McNeil

STATE OF TENNESSEE
COUNTY OF CUMBERLAND

Before me, the undersigned authority, a Notary Public, in and for said State and County, personally appeared **Brad McNeil and wife, Angela McNeil** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

Witness my hand and official seal of office on this the 3rd day of December 2020.


Notary Public

My Commission Expires: 3-7-2023


NEW PROPERTY OWNER:
SEND TAX STATEMENT TO:

Cassidy Leigh Richards

413 Bowman LN

Crab Orchard TN 37723

STATE OF TENNESSEE
COUNTY OF CUMBERLAND

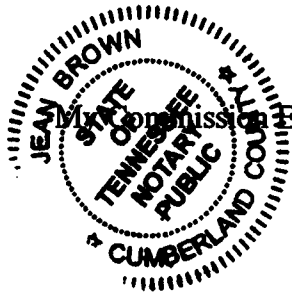
I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 65,000.00, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Amount tax paid \$ 240.50.

Savanna Donathan
Affiant

Subscribed and sworn to before me this the 7th day of December, 2020.

Jean Brown
Notary Public



My commission Expires: 3-7-2023

BK/PG: 1595/209-211
20015350

3 PGS:AL-DEED	
BATCH: 149731	
12/07/2020 - 03:40 PM	
VALUE	65000.00
MORTGAGE TAX	0.00
TRANSFER TAX	240.50
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	258.50

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