

Name and Address of New Owner:
Bartholomew Sagraves and Amanda Sagraves
634 Lawson Road
Crossville, TN 38571

Send Tax Bills To:
Bartholomew Sagraves and Amanda Sagraves
634 Lawson Road
Crossville, TN 38571

This Instrument Prepared By:
Encore Title & Closing Services
55 East 1st Street
Crossville, TN 38555

STATE OF TENNESSEE, CUMBERLAND COUNTY

TREY KERLEY
REGISTER OF DEEDS

BK/PG: 1675/2044-2046
INST: 23008475
BATCH: 185453
3 PGS:AL-DEED
07/10/2023 - 12:53 PM

VALUE: 397500.00
MORTGAGE TAX: 0.00
TRANSFER TAX: 1470.75
RECORDING FEE: 15.00
DP FEE: 2.00
REGISTER'S FEE: 1.00
TOTAL AMOUNT: 1488.75

Map & Parcel No: 062-129.00-000

WARRANTY DEED

THIS DEED, made and entered into 7th day of July, 2023 by and between, Greg Capps, herein after known as the Party of the First Part, and Bartholomew Sagraves and Amanda Sagraves, husband and wife, 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 grand and convey unto the Part of the Second part, their heirs and assigns, with covenants of general warranty of title, the following described property:

SITUATED, LYING and BEING in the FIRST (1ST) CIVIL DISTRICT of Cumberland County, Tennessee, bounded and described as follows:

Land in Cumberland County, Tennessee, being Lot No. 3 on the Plan of Final Plat for Phil Perry Property of record in Plat Book 11, Page 254, in the Register's Office for Cumberland County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Greg Capps, a married man by Warranty deed from Phillip Perry and Debra Perry, husband and wife of record in Book 1597, page 1553, Register's Office for Cumberland County, Tennessee, dated January 04, 2021 and recorded on January 06, 2021.

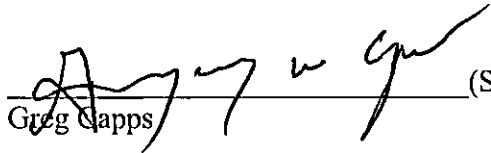
TO HAVE AND TO HOLD unto the Party of the Second Part, their heirs and assigns, forever. The Party of the First Part, for themselves, their successors an assigns, covenant that they are lawfully seized and possessed of the property hereby conveyed; that they have a good and lawful right to convey the 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.

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.

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. Being the same property and legal description as those before it.


IN WITNESS WHEREOF, the said First Party hereunder has executed this instrument the day and year above written.

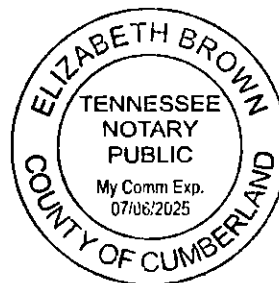
 (SEAL)
Greg Capps

STATE OF TENNESSEE
COUNTY OF CUMBERLAND

On this 7th day of July, 2023, before me personally appeared Greg Capps, 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 7th day of July, 2023.



Notary Signature
My commission expires: 07/06/25



AFFIDAVIT OF VALUE


STATE OF TENNESSEE)
)
COUNTY OF CUMBERLAND)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$397,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.



(Affiant)

Sworn to and subscribed before me this
7th day of July, 2023.



Notary Public
My commission expires: 07/06/25
File No. 23133