

WARRANTY DEED

Prepared By:

Pointer Title Services
David Matson, Attorney
206-C S. Jefferson Ave.
Cookeville, TN 38501

SEND TAX BILLS TO:

Name: Trent K. Turner
Address: 2286 Peavine Road
Crossville, TN 38571

PROPERTY OWNER:

Name: Trent K. Turner
Morgan Turner
Address: 2286 Peavine Road
Crossville, TN 38571

Map Group Parcel
88 20.01

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars cash in hand paid, together with other good and valuable consideration not herein mentioned, the receipt of which is hereby acknowledged, we,

Jacob L. Cottrell and wife, Carol L. Cottrell,
(Grantors)

have this day bargained and sold, and by these presents do hereby bargain, sell, transfer, and convey unto **Trent K. Turner and wife, Morgan Turner**, their heirs, transferees, and assigns, hereinafter referred to as Grantees, whether one or more, certain real estate located in the First (1st) Civil District of Cumberland County, Tennessee, as follows:

Beginning at a new 5/8" iron rod in the southeast right of way of Peavine Road generally across from the beginning of Firetower Road, said rod being the northeast corner of the remainder of the property deeded to Jay Olson in Deed Book 100, page 377; thence leaving the right of way, South 41 deg. 39' 17" East, 424.89 feet to a new PK nail in a stone at a rock pile with pointers at the southeast corner of the cited Jay Olson property; thence with the original southeast boundary, South 50 deg. 15' 30" West, passing Pole Bridge Branch at 288.8 feet and continuing in all 703.80 feet to an existing iron rod at the southeast corner of Wade Davenport; thence with the line of Davenport, North 40 deg. 26' 24" West, 360.19 feet to an existing iron rod in the right of way of Peavine Road several feet northeast of a branch; thence with the right of way, North 45 deg. 22' 51" East, 434.96 feet to a new 5/8" iron rod several feet southwest of a branch approximately across from Old Peavine Road; thence North 42 deg. 23' 30" East, 148.95 feet to an existing concrete right of way monument; thence North 46 deg. 39' 30" East, 113.30 feet to the beginning, consisting of about 6.29 acres per survey by Norman E. Hinkle, RLS No. 617, dated December 17, 1997.

One
Bank

INCLUDED in the above described property but expressly EXCLUDED herein is the following described property conveyed to the State of Tennessee in Book 1385, page 1842, Register's Office, Cumberland County, Tennessee, bounded and described as follows:

Beginning at a point of intersection between the south proposed right of way line of State Route 101 and the east property line of Charles D. Sprunger on Highway Project No. STP-101(16), 75.00 feet right of project

centerline station 68+03.62; thence along said proposed right of way line as follows: South 45 deg. 18' 00" West, 34.29 feet to a point 75.00 feet right of project centerline station 67+69.33; South 56 deg. 35' 24" West, 117.20 feet to a point of intersection with the south present right of way of State Route 101, 52.06 feet right of project centerline station 66+54.40; thence along said present right of way line as follows: North 41 deg. 14' 39" East 37.27 feet ± to a point 49.35 feet right of project centerline station 66+91.67; North 47 deg. 17' 33" East, 113.30 feet to a point of intersection with the east property line of Charles D. Sprunger, 53.29 feet right of project centerline station 68+04.90; thence along said property line South 41 deg. 26' 03" East, 30.65 feet to the point of beginning, containing 2591 square feet, more or less.

Source of Description: Previous and Last Conveyance

THE PREVIOUS AND LAST INSTRUMENT being a Warranty Deed from Eldon C. Burgess and wife, Katherine H. Burgess, to Jacob L. Cottrell and wife, Carol L. Cottrell, which deed duly appears of record in Book 1417, page 2305, Register's Office of Cumberland County, Tennessee.


Property Address: This is improved property located at 2286 Peavine Road, Crossville, Tennessee 38571.

The preparer of this instrument makes no representation as to any encroachments, easements, party walls, conflicts in boundary lines, shortage or variation in area or measurements, and/or any facts that a correct survey and/or physical inspection of the premises would disclose.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantees, their heirs, transferees, and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

Grantors further covenant and bind themselves, their heirs, and their representatives, to warrant and forever defend the title to said real estate to said Grantees, their heirs, transferees, and assigns, against the lawful claims of all persons.

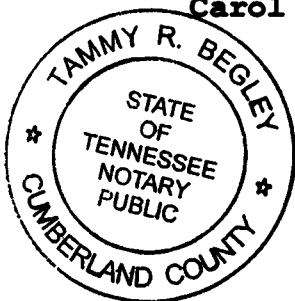
Witness our hands this the 17th day of July, 2020.



Jacob L. Cottrell



Carol L. Cottrell



A C K N O W L E D G E M E N T S

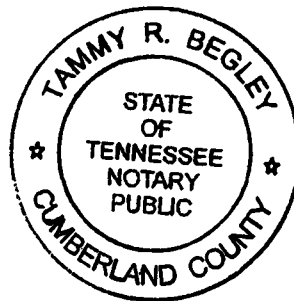
STATE OF TENNESSEE
 COUNTY OF Cumberland

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, Jacob L. Cottrell, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and seal at Cumberland Co, Tennessee, this the 17th day of July, 2020.

Tammy R. Begley
 Notary Public

My Commission Expires: 3/3/21



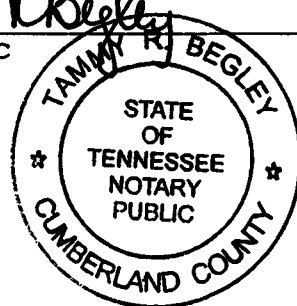
STATE OF TENNESSEE
 COUNTY OF Cumberland

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, Carol L. Cottrell, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and seal at Cumberland Co., Tennessee, this the 17th day of July, 2020.

Tammy R. Begley
 Notary Public

My Commission Expires: 3/3/21



STATE OF TENNESSEE
 COUNTY OF Cumberland

The actual consideration or value, whichever is greater for this transfer, is \$185,000.00.

Betsy S. Johnson
 Affiant

Subscribed and sworn to before me, this the 17th day of July, 2020.

[Signature]
 Notary Public or Register

My Commission Expires: 5/4/2021

BK/PG: 1581/1815-1817
 20008252

3 PGS:AL-DEED	
BATCH: 144419	
07/20/2020 - 12:29 PM	
VALUE	185000.00
MORTGAGE TAX	0.00
TRANSFER TAX	684.50
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	702.50

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

