

Prepared By:  
Capstone Title & Escrow, LLC  
283 S. Lowe Avenue  
Cookeville, Tennessee 38501

GENERAL WARRANTY DEED  
**Know All Men By These Presents:**

That for good and valuable considerations not necessary to be herein mentioned, the receipt of all of which is hereby acknowledged, **Kirt T. Lamb, (erroneously referred to as Kirk T. Lamb in Book 262, Page 449, ROBCT)**, has bargained and sold and does hereby transfer and convey unto **Joshua S. Wyatt and Caison L. Myers, as tenants in common**, the following described lots, tracts, or parcels of land, to-wit:

Being located in the Fourth Civil District of Bledsoe County, Tennessee, to-wit:

Beginning at a concrete monument being the northernmost corner of this described parcel located in the eastern right-of-way of U.S. 127 Bypass as well as being located N 63°15'52" W 60.11 feet from a water meter; thence leaving the said right-of-way and going with the Roberto Castaneda property S 60°39'34" E 123.48 feet to a 1/2" pipe (set); thence continuing with the same S 56°41'41" E 58.58 feet to a 3/4" pipe (found); thence S 62°47'19" E 107.69 feet to a PK Nail (set) in the western right-of-way of Main Street; thence leaving Castaneda and going with the said right-of-way S 15°34'24" W 124.11 feet to a 2 1/2" pipe (set); thence leaving Main Street and going with the Robert B. Evans & Peggy A. Evans property N 67°49'40" W 145.30 feet to a 1/2" pipe (set); thence N 56°23'42" W 201.47 feet to a 1/2" pipe (set) in the eastern right-of-way of U.S. 127 Bypass; thence leaving Evans and going with the said right-of-way N 41°12'40" E 126.44 feet to the beginning being **0.95 acres** as surveyed by Christopher M. Vick R.L.S. #2164 on 29 September 2022.

Previous and Last Conveyance being by Quitclaim Deed from O.K. Energy Co. Inc., a Tennessee Corporation to Kirk T. Lamb dated November 22, 2006 and recorded in Book 262, Page 449, ROBCT.

The legal description is from a new survey/plat and is different from the previous deed of record.

NOTE: This property is not now nor has it ever been the marital residence of the grantor herein.

Subject to a Contract to Supply Fuel dated June 28, 2017 and recorded in Book 314, Page 506, ROBCT.

**Map 65, Parcel 017.03**

Taxes hereinafter are to be mailed to the grantee herein at:

610 Tennessee Stone Rd. Crossville, TN 38555

Grantee's Address: Same as above.

**TO HAVE AND TO HOLD** the above described real estate unto the said **Joshua S. Wyatt and Caison L. Myers, as tenants in common**, their heirs and assigns forever, hereby covenanting that **Kirt T. Lamb**, is lawfully seized and possessed of the same; that it is unencumbered, that he has a good right and lawful authority to sell and convey the same, and that he will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

WITNESS my hand this 25 day of January 2023.

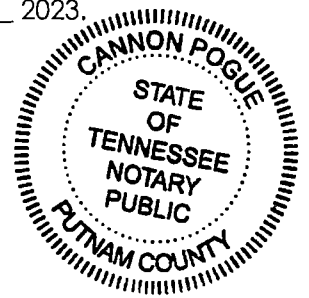
Kirt T. Lamb  
Kirt T. Lamb

STATE OF TENNESSEE,  
COUNTY OF PUTNAM

Personally appeared before me, a Notary Public, the within named bargainers, Kirt T. Lamb, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 day of January 2023.

[Signature]  
NOTARY PUBLIC



My Commission Expires:

04/23/2025

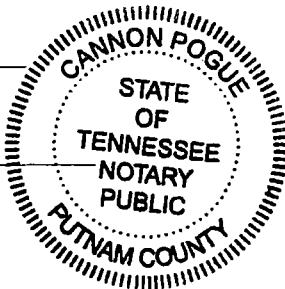
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **\$168,300.00** which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

[Signature]  
Affiant

Subscribed and sworn to before me this 25 day of January 2023.

[Signature]  
Notary/ Register

Commission Expires: 04/23/2025



BK/PG: RB375/377-378  
23128389



2 PGS:AL-WARRANTY DEED	
MLC BATCH: 44889	01/30/2023 - 08:00 AM
VALUE	168300.00
MORTGAGE TAX	0.00
TRANSFER TAX	622.71
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	635.71

STATE OF TENNESSEE, BLEDSOE COUNTY  
JEANINE BOYNTON  
REGISTER OF DEEDS