

This instrument prepared by:

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BK/PG: W535/84-86

20007355



3 PGS:AL-WARRANTY DEED	
ANGIE BATCH: 106592	12/29/2020 - 02:15 PM
VALUE	405000.00
MORTGAGE TAX	0.00
TRANSFER TAX	1498.50
RECORDING FEE	15.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1516.50

STATE OF TENNESSEE, CAMPBELL COUNTY

JUNE TURNER

REGISTER OF DEEDS

WARRANTY DEED

THIS DEED made this 29th day of December, 2020, by and between ROBERT L. WOODSON, III, of Campbell County, Tennessee (hereinafter referred to as "First Party") and ULESS J. ARNOLD, of Campbell County, Tennessee (hereinafter referred to as "Second Party");

WITNESSETH:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged by First Party, the First Party has this day bargained and sold and does hereby grant and convey unto the Second Party, the following described property, to-wit:

Situate in District No.: 2 of Campell County, Tennessee, and in the Alder Springs Community and being bounded and described as follows: Beginninbg at an iron pin which lies N. 31 53 08 W. 125.59 ft. to an iron pin; thence N. 34 00 12 W. 88.78 ft. from the common corner between the grantors herein and Roy Chapman and Balloff; thence S. 54 01 55 W. 1148.94 ft. to an iron pin at the lake shore; thence N. 10 09 35 W. 64.64 ft. to an iron pin; thence N. 7 06 24 W. 101.28 ft. to an iron pin; thence N. 3 52 54 W. 138.42 ft. to an iron pin; thence leaving the lake shore N. 52 50 56 E. 1014.49 ft. to an iron pin in Chapman's line; thence with Chapman's line S. 32 38 48 E. 169.23 ft. to an iron pin; thence S. 32 58 07 E. 116.33 ft. to an iron pin being the point of beginning and containing 6.82 acres, more or less, according to the survey of Bobby R. Parks, R.L.S. #1230 made October 12, 1984.

Together with any and all easements retained by the Roys for use of this Property inclding, but not limited to the joint, permanent easements for ingress an egress to the above described property described in the Deed of record in Deed Book 264, Page 759, and described as follows:

A 25' right of way across the premises described in Warranty Deed Book 264, Page 759, the center line of said right of way crossing the premises S. 5 16 11 E. From a beginning point 295 ft. ore or less S 56 19 23 W of an iron pin in the Chapman line, said iron pin being the N.W. corner of the property described in said deed; and

A 25 ft. right of way along an existing roadway running along the Chapman line and meandering to the highwst elevation of the Roys' land, the grantors hereby grant to the grantees the right, along with others, of ingress and egress to the public road over the above described road and the right of way granted to the Roys by Chapman.

The above property is described in a plat of record in Plat Cabinet B, Slide 554, in the Register's Office for Campbell County, Tennessee.

Being the same property conveyed to Robert L. Woodson, III, by deed dated September 27, 2005, and recorded in Warranty Deed Book 419, Page 370, in the Register's Office for Campbell County, Tennessee. See also Deed of Correction, dated September 24, 2014, and recorded in Warranty Deed Book 489, Page 466, in said Register's Office.

Map 099, Control Map 099 Parcel 006.00.

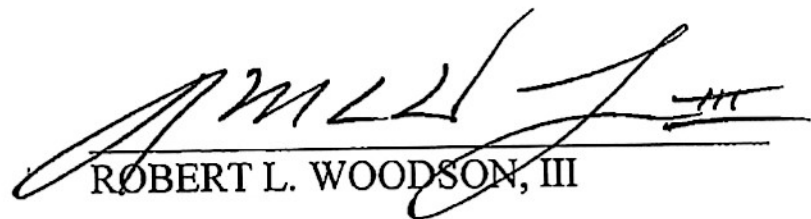
TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto the Second Party, his heirs and assigns, in fee simple forever.

The First Party covenants that he is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title herein is free, clear and unencumbered; and, First Party will forever warrant and defend the same against the lawful claims of all persons whomsoever.

First Party states that he has not used the above property as a marital residence and therefore no marital interests have attached thereto with respect to First Party.

IN WITNESS WHEREOF the First Party has caused this instrument to be executed on this

29th day of December, 2020.


ROBERT L. WOODSON, III

STATE OF Tenn.)
COUNTY OF Campbell)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, Robert L. Woodson, III, with whom I am personally acquainted, and who upon oath acknowledged himself to be the within named grantor, and being authorized to do so, he executed the foregoing instrument for the purposes therein contained by signing their name hereto.

Witness my hand and official seal at office this 29th day of Dec., 2020.

My Commission Expires: 1-11-2022


NOTARY PUBLIC



I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$405,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.


Affiant

Subscribed and sworn to before me this the 29th day of Dec., 2020.

My Commission Expires: 1-11-2022


NOTARY PUBLIC



Responsible Taxpayer
and Property Owner:
Address:

Uless J. Arnold
146 Uless J. Arnold Lane
LaFollette, TN 37766