

OWNER/RESPONSIBLE TAXPAYER:

THIS INSTRUMENT PREPARED BY:
Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929
(150333/tma)

Tax I.D. 091-025

WARRANTY DEED

THIS INDENTURE made this _____ day of _____, 2015, between JOHN A. RAMSEY and VICKIE L. RAMSEY, First Parties, and _____, Second Party.

WITNESSETH:

THAT SAID FIRST PARTIES, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, to them in hand paid by said Second Party, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do by these presents grant, bargain, sell and convey unto Second Party, the real property described as follows, to-wit:

SITUATED, LYING AND BEING in the Seventh Civil District of Blount County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod in the southeast edge of the right of way of Best Road, and being a common corner with Wayne Young (Deed Book 465, page 946), said iron rod being located 959 feet southwest of the intersection with Neighbors Way; thence leaving Best Road and with Wayne Young in part and James Webb (Deed Book 537, page 410), South 40 deg. 26 min. 14 sec. East, 1059.18 feet to a fence post in the line of Edward Holder (Deed Book 183, page 246); thence with Holder, South 72 deg. 08 min. 42 sec. West, 1198.04 feet to an iron rod common corner with Harley Arwood (Deed Book 255, page 217); thence leaving Holder and with Arwood, North 10 deg. 14 min. 41 sec. West, 629.40 feet to an iron rod in the southeastern right of way of Best Road; thence with Best Road, North 47 deg. 41 min. 16 sec. East, 192.70 feet to a point; thence with Best Road, North 49 deg. 30 min. 08 sec. East, 103.39 feet to an iron rod common corner with Paul Best (Deed Book 384, page 646); thence leaving Best Road and with Paul Best the following three (3) calls: South 30 deg. 22 min. 31 sec. East, 202.22 feet to an iron pipe; thence North 49 deg. 16 min. 58 sec. East, 213.36 feet to an iron pipe; thence North 30 deg. 30 min. 05 sec. West, 205.81 feet to an iron pipe in the southeastern edge of Best Road; thence with the edge of Best Road the following two (2) calls: North 46 deg. 53 min. 18 sec. East, 80.99 feet to a point; thence on a curve to the left with a radius of 668.07 feet for an arc length of

204.06 feet, said curve being subtended by a chord with a bearing of North 38 deg. 08 min. 17 sec. East, and a length of 203.27 feet to the point of BEGINNING, containing 16.9295 acres, more or less, less as shown by survey of Michael L. Ogle, dated 12-17-04.

BEING the same property conveyed to John A. Ramsey and wife, Vickie L. Ramsey, by Warranty Deed from James Best, et al, dated January 7, 2005, recorded in Record Book 2041, page 2893, in the Register's Office for Blount County, Tennessee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD the same unto the Second Party, ___ heirs and assigns forever.

AND said First Parties, for themselves and their heirs, successors and assigns, do hereby covenant with said Second Party, _____ heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2015, which shall be prorated as of the date of closing and which are assumed by Second Party; and

Any and all applicable restrictions, agreements, easements and building setback lines as are shown in the records in the Blount County Register's Office and further to any matter and/or condition which would be disclosed by a current, accurate survey or inspection of the property herein described;

and that they will forever warrant and defend the said premises and title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder have executed this instrument the day and year first above written.

John A. Ramsey

Vickie L. Ramsey

STATE OF TENNESSEE)
) SS:
COUNTY OF _____)

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, JOHN L. RAMSEY, the within named bargainor, 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 official seal at office, this ____ day of _____, 2015.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE)
) SS:
COUNTY OF _____)

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, VICKIE L. RAMSEY, the within named bargainors, 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 official seal at office, this ____ day of _____, 2015.

My Commission Expires: _____

Notary Public

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is \$ _____.

Affiant

Subscribed and sworn to before me this ____ day of _____, 2015.

My Commission Expires: _____

Notary Public