

OWNER/RESPONSIBLE TAXPAYER:

THIS INSTRUMENT PREPARED BY:
Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929
(151571/tma)

Tax I.D. 056-064.05

WARRANTY DEED

THIS INDENTURE made this ____ day of _____, 2015, between WESLEY NELLIS and wife, BARBARA NELLIS, 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 in the First Civil District of Roane County, Tennessee, and being more particularly described as follows:

BEGINNING at a small crabapple tree in the northerly right of way of U.S. Highway 70, said tree being located 150 feet left of centerline station 260+80.21 of TDOT project FI-001-7(20); thence departing from the said right of way N 5 deg. 43 min. 18 sec., W, three calls as follows: 205.84 feet to an iron pin; 131.00 feet to an iron pin and 125.72 feet to an iron pin (in all, being 462.56 feet total); thence N 79 deg. 29 min. 52 sec. E three calls as follows: 76.80 feet to an iron pin; 416.01 feet to an iron pin; 355.87 feet to an iron pin (in all, being 848.68 feet total); thence S 12 deg. 39 min. 38 sec. E 469.62 feet to an iron pin in the northerly right of way of the aforementioned highway, said iron pin being located 110 feet left of said TDOT project centerline; thence with the said right of way along a curve right defined by a radius of 2959.62 feet, subtended by a chord bearing S 72 deg. 11 min. 22 sec. W 362.70 feet, an arc distance of 362.93 feet to a point in the line of a U.S. TVA flowage easement; thence departing from the said right of way and with the line of said easement, N 65 deg. 28 min. 48 sec. W 149.02 feet to a point; thence S 8 deg. 52 min. 12 sec. W 97.22 feet to a point in the aforementioned right of way; thence departing from the said easement and with the said right of way along a curve right defined by a radius of 2959.62 feet, subtended by a chord bearing S 81 deg. 24 min. 44 sec. W 280.90 feet, an arc distance of 281.01 feet to an iron pin being located 110 feet left of the aforementioned TDOT project centerline; thence, radial to the right of way curve, N 5 deg. 52 min. 04 sec. W 40.00 feet to an iron pin being located 150 feet left of the said centerline; thence along a curve right defined by a radius of 2919.62 feet, subtended by a chord bearing S 85 deg. 15 min. 01 sec. W 113.93 feet, an arc distance of 113.94 feet to the BEGINNING, containing 435,562.63 sq. ft. or 10.00 acres, as surveyed by R. A. Bailey, PLS 1759, 224 N. Illinois Ave., Oak Ridge, Tennessee, drawing number 1637.

BEING the same property conveyed to Wesley Nellis and wife, Barbara Nellis by warranty Deed from J. Baker Hamilton, unmarried, dated February 13, 2009, recorded in Book 1309, page 981, in the Register's Office for Roane 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 Roane 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.

Wesley Nellis

Barbara Nellis

STATE OF TENNESSEE)
) SS:
COUNTY OF _____)

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, WESLEY NELLIS and wife, BARBARA NELLIS, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they 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