

OWNER/RESPONSIBLE TAXPAYER: THIS INSTRUMENT PREPARED BY:

Map 092, Parcel 032.00

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929
File No. 221393 (TMA)

WARRANTY DEED

THIS INDENTURE made as of the ____ day of _____, 2022, between
JESSE BERTHIAUME, unmarried, First Party, and _____
_____, Second Parties:

W I T N E S S E T H

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

SITUATED in the 3rd Civil District of Grainger County, Tennessee, and described as follows, to-wit:

Tract No. 1: BEGINNING at a point in the center of the bridge over Richland Creek, which is the point of intersection of the centerline of Richland Creek with the center of Little Valley Road; thence with the center of Richland Creek, ten calls and distances as follows: South 41 deg. 28 min. East, 187.7 feet; South 47 deg. 30 min. East, 277.14 feet; South 47 deg. 07 min. East, 444.67 feet; South 12 deg. 24 min. East, 192.69 feet; South 5 deg. 32 min. West, 112.7 feet; South 20 deg. 47 min. East, 167.44 feet; South 47 deg. 41 min. East, 383.21 feet; North 57 deg. 02 min East, 175.42 feet; North 42 deg. 10 min. East, 365.13 feet; and North 27 deg. 41 min. East, 210.47 feet to a point corner to Halman; thence with Halman, three calls and distances as follows: North 23 deg. 21 min. West, 102.16 feet to a 36 inch oak; thence with fence line North 13 deg. 40 min. 40 sec. West, 663.56 feet to a post; thence continuing with the fence and Halman North 13 deg. 50 min. 06 sec. West, 1074.64 feet to a point in the center of Little Valley Road; thence with said centerline five calls and distances as follows: South 34 deg. 35 min. West, 456.25 feet; South 37 deg. 59 min. West, 329.35 feet; South 48 deg. 56 min. West, 164.09 feet; South 60 deg. 55 min. 40 sec. West, 172.52 feet; and South 63 deg. 42 min. West, 165.3 feet to the place of BEGINNING, and according to the survey of Ronnie Keener, Surveyor, dated June 17, 1980, containing 37.18 acres, more or less.

THERE IS EXCEPTED from the above described property a right-of-way from Little Valley Road across said property which was excepted in Book 149, page 161, so far as said right-of-way crosses this particular property, if at all, and also subject to a 1/2 of Richland Creek so far as same is included in the above described, if at all.

Tract No. 2: BEGINNING at an iron pin on the southeastern right-of-way line of Little Valley Road, said iron pin being located in a southwesterly direction 2,066.78 feet, more or less, from the centerline of Spencer Road and being the common corner of property now or formerly owned by R. T. Holman (Deed Book 74, page 25); thence leaving the point of BEGINNING and the right-of-way line of Little Valley Road and continuing with the boundary line of R. T. Holman, South 22 deg. 10 min. 57 sec. East, a distance of 1330.33 feet to an iron pin; thence South 62 deg. 46 min. 21 sec. West, a distance of 478.85 feet to an iron pin, said pin lying in the boundary line of property now or formerly owned by Jimmy R. Taylor; thence leaving the boundary line of R. T. Holman and continuing with Taylor North 10 deg. 25 min. 51 sec. West, a distance of 1280.00 feet to an iron pin, said pin lying in the southeastern right-of-way of Little Valley Road; thence crossing Little Valley Road, North 07 deg. 47 min. 17 sec. West, a distance of 66.79 feet to an iron pin, said pin lying on the northwestern right-of-way of Little Valley Road and being the common corner of property now or formerly owned by Jimmy R. Taylor; thence leaving the northern right-of-way line of Little Valley Road and continuing with the boundary line of Taylor, the following three calls and distances: North 10 deg. 30 min. 08 sec. West, a distance of 467.83 feet to an iron pin; North 46 deg. 28 min. 20 sec. East, a distance of 364.31 feet to an iron pin; South 40 deg. 04 min. 30 sec. East, a distance of 352.26 feet to an iron pin, said pin lying on the northwestern right-of-way line of Little Valley Road; thence leaving the boundary line of Taylor and continuing with the northwestern right-of-way line of Little Valley Road, South 44 deg. 42 min. 12 sec. West, a distance of 379.49 feet to an iron pin; thence crossing Little Valley Road, South 29 deg. 16 min. 19 sec. East a distance of 52.37 feet to an iron pin said pin lying on the southeastern right-of-way line of Little Valley Road and also being the point of BEGINNING, containing 14.23 acres, more or less, according to the survey dated March 13, 2001, by Christopher L. Rudd, Surveyor, RLS No. 1842, CLR Land Surveyors whose address is 4617 Mill Branch Lane, Knoxville, Tennessee 37938, bearing Drawing No. 1842-C8056-A.

THERE IS EXCLUDED from the above described property that portion lying in the right-of-way line of Little Valley Road, said portion being more particularly described as follows:

BEGINNING at an iron pin on the southeastern right-of-way line of Little Valley Road, said pin lying in a southwesterly direction 2,066.78 feet, more or less, from the centerline of Spencer Road; thence continuing with the southeastern right-of-way of Little Valley Road, South 38 deg. 56 min. 41 sec. West, a distance of

247.00 feet to an iron pin, said pin being the common corner of Jimmy R. Taylor; thence crossing Little Valley Road, North 07 deg. 47 min. 17 sec. West, a distance of 66.79 feet to an iron pin, said pin lying on the northwestern right-of-way line of Little Valley Road, North 38 deg. 56 min. 41 sec. East, a distance of 220.66 feet to an iron pin; thence crossing Little Valley Road, South 29 deg. 16 min. 19 sec. East, a distance of 52.37 feet to an iron pin, said pin lying on the southeastern right-of-way line of Little Valley Road and also being the point of BEGINNING, containing 0.26 acres, more or less, according to the survey dated March 13, 2001 by Christopher L. Rudd, Surveyor, RLS No. 1842, CLR Land Surveyors whose address is 4617 Mill Branch Lane, Knoxville, Tennessee, 37938, bearing Drawing No. 1842-C8056-A.

THERE IS FURTHER EXCLUDED from the above described property that portion conveyed to Rick Fawver and wife, Kelly D. Fawver by Warranty Deed from Jimmy Taylor and wife, Shirley Taylor, dated September 30, 2016, and recorded in Book IN357, page 1926, in the Grainger County Register's Office, and described as follows, to-wit:

BEGINNING on an iron pin found in the northern right-of-way line of Little Valley Road, said iron pin being located 2280 feet, more or less, southwesterly from the intersection of Spencer Road and being a corner to the remaining property of Jimmy Taylor; thence with Taylor three calls as follows: North 10 deg. 30 min. 08 sec. West, 467.78 feet to an iron pin found; North 46 deg. 26 min. 49 sec. East, 364.14 feet to an iron pin found; South 40 deg. 07 min. 42 sec. East, 352.31 feet to an iron pin found, said pin being in the northern right-of-way line of Little Valley Road; thence leaving the property of Taylor and with said road, two calls as follows: South 44 deg. 41 min. 47 sec. West, 379.62 feet to a point in said road right-of-way and South 38 deg. 56 min. 41 sec. West, 220.66 feet to the point of BEGINNING, containing 3.948 acres, more or less.

BEING the same property conveyed to Jesse Berthiame by Warranty Deed from Jimmy R. Taylor and wife, Shirley A. Taylor, dated January 23, 2018, and recorded in Book IN366, page 1586, in the Grainger County Register's Office.

THIS CONVEYANCE is made subject to any and all applicable restrictions, agreements, easements and building setback lines as are shown in the records of the Grainger 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.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein, including homestead. **TO HAVE AND TO HOLD** the same unto the Second Parties, their heirs, successors and assigns forever.

AND First Party, for himself and his heirs, successors and assigns, does hereby covenant with said Second Parties, their heirs, successors and assigns, that he is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances and that he will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever; provided, however, this conveyance is made subject to the matters set forth herein and 2022 taxes which shall be prorated as of the date of closing and which Second Parties assume and agree to pay.

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 Party hereunder has executed this instrument as of the day and year first above written.

Jesse Berthiaume

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, JESSE BERTHIAUME, unmarried, the within named bargainer, with whom I am personally acquainted (or who 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 _____,
2022.

Notary Public

My Commission expires: _____

I hereby swear of 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 _____,
2022.

Notary Public

My Commission Expires: _____