

Steve Smith, Register
Haywood County

Rec #: 79180
Rec'd: 15.00
State: 40.70
Clerk: 1.00
Other: 2.00
Total: 58.70

Instrument #: 51763
Recorded
3/4/2021 at 10:49 AM
in Record Book
195

WARRANTY DEED

PGS 893-895

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE HUNDRED DOLLARS (\$100.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, KATHERINE TILLMAN, a single person, has this day bargained and sold and do hereby sell, transfer and convey unto RENWICK TURNER, and wife, DIANA TURNER, as tenants by the entirety, their heirs and assigns, the following described lot or parcel of land situate, lying and being in the 9th Civil District of Haywood County, Tennessee, and being more particularly described as follows, to-wit:

BEGINNING at a stake in the south boundary line of the original 34 -1/2 acre track of which this is a part in the center of the Brownsville to Orysa County gravel road, Tom Brown's southeast corner, thence east along the south boundary line of the original tract and along Gertrude Owen's north boundary line (formerly Dennis Anderson) 14 chains and 56 links, thence north along the east boundary line of said 34 -1/2 acres tract of which this a part 15 chains and 8 links to a stake in the center of said Brownsville to Orysa County gravel road, thence southwest along the center of said gravel road 22 chains and 3 links to the point of beginning, containing 11 acres, more or less and being the same tract of land conveyed to Mary Jane Anderson by E.M. Rice by deed of date September 13, 1950 and on record in the Register's Office, Haywood County, Tennessee.

Map 60 Parcel 3.00

Being the same tract or parcel conveyed to Katherine Tillman by deed recorded in Record Book 134, Page 748, Register's Office, Haywood County, Tennessee.

LESS AND EXCEPTING THE FOLLOWING TRACTS OF LAND:

LOT 1:

BEGINNING at a point in the center of Fulton Road or S.R. 87, the southwest corner of Stevie Hawkins's (13 5/ 51); thence south 40 degrees 00 minutes east along the south line of Hawkins 287.0 feet to an iron pin (set) in fence row and east line of Jasper Florence; thence south 27 degrees 08 minutes west along said fence row 14 7 .11 feet to an iron pin (set); thence 40 degrees 00 minutes west 355.05 feet to a point in the center of Fulton Road, an iron pin (set) on a 25.0 feet off set, said point being about 69.0 feet from Annie Nixon lot; thence north 54 degrees 35 minutes east along the center of said road 136.0 feet to the beginning, containing 1.0 acre, more or less, according to survey made by Jerry Stoots, Registered Land Surveyor, on September 16, 1990.

ONE PROPERTY OWNER AND PERSON
RESPONSIBLE FOR PAYING TAXES:

Renwick Turner
800 Samsky Court
Nashville, TN 37205

THIS INSTRUMENT PREPARED BY
BANKS LAW FIRM, P. A.
BROWNSVILLE, TENNESSEE
(PREPARED WITHOUT THE
BENEFIT OF A SURVEY)

where is Page 1 of 3 Page 1 of 3

BEING a part of the tract conveyed to Jasper Florence by deed of record in Deed Book 87, Page 337, Register's Office, Haywood County, Tennessee. The said Jasper Florence died testate in Haywood County, Tennessee, and by his Last Will and Testament recorded in Will Book M, Page 214, Chancery Court, Haywood County, Tennessee, he devised all of his estate to his nephew, Jasper Florence, the grantor herein. BEING the same lot conveyed to Stevie Hawkins, et ux by deed of Jasper Florence as recorded in Deed Book 186, Page 106, Register's Office, Haywood County, Tennessee.

LOT 2:

BEGINNING in the center of Brownsville-Orysa blacktop road at Jasper Florence's northwest corner of his 11.0 acre tract; thence southwest 350 feet along the center of said road to a stake; thence south 36 1/2 degrees east 287 feet to a stake in Florence's east line; thence north with Florence's east line approximately 454 feet to the beginning, containing 1.0 acre, more or less.

BEING the same lot or parcel conveyed to Stevie Hawkins, et ux by deed of Jasper Florence, et ux in Deed Book 135, Page 51, Register's Office, Haywood County, Tennessee.

LOT 3:

BEGINS at a stake in the center of Brownsville-Orysa Blacktop Road, said beginning point being 235 feet in a southwesterly direction from the southwest corner of the Stevie Hawkins' lot or parcel of land (Deed Book 135, Page 51) as measured along the center of said road from said beginning point; thence along the center of said road in a southwesterly direction 200 feet to a stake; thence parallel with the southwest line of Stevie Hawkins tract south 36 1/2 degrees east 212 feet to a stake; thence parallel with said road in a northeasterly direction 200 feet to a stake, which point is 235 feet in a southwesterly direction from the Stevie Hawkins southwest fence line; thence parallel with this southwest line of the Stevie Hawkins tract north 36 1/2 degrees west 212 feet to the point of beginning, and containing 1 acre, more or less.

AND BEING the same property conveyed to Blanche Henning Florence by deed of Jasper Florence recorded in Deed Book 144, Page 199, Register's Office of Haywood County, Tennessee

Notice per T.C.A. 66-24-121: No survey was performed at the time of closing. The legal description herein is the same as in the previous deed of record. No opinion is rendered as to the accuracy of the legal description.

TO HAVE AND TO HOLD said lot or parcel of land unto the said RENWICK TURNER, and wife, DIANA TURNER, as tenants by the entirety, their heirs and assigns, in fee simple, forever; together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining.

I COVENANT with the said RENWICK TURNER, and wife, DIANA TURNER, that I am lawfully seized and possessed of said lot or parcel of land; that I have a good and lawful right to sell and convey the same; that the same is unencumbered; and that I will

forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

WITNESS MY SIGNATURE on this the 16th day of February, 2021.

Katherine Tillman
KATHERINE TILLMAN

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF ~~HAYWOOD~~ BOONE

PERSONALLY APPEARED before me, the undersigned, a Notary Public in and for said State and County, duly commissioned and qualified, KATHERINE TILLMAN, the within named bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she executed the foregoing instrument for the purpose(s) contained.



AMY CRAWFORD
Notary Public, State of Tennessee
My Commission Expires February 4, 2022
Notary ID# 686146

at this 16th day of February, 2021.
Amy Crawford
NOTARY PUBLIC

My Comm. Expires: 2-4-22

STATE OF TENNESSEE
COUNTY OF ~~HAYWOOD~~ Davidson

The undersigned hereby swears or affirms that the consideration for the foregoing transaction or the valuation of the property transferred, whichever is greater, is \$11,000.00.

Diana Turner

Sworn to and subscribed before me
this 25th day of February, 2021.

Marcella Pender
NOTARY PUBLIC

My Comm. Expires: Nov. 8, 2021



My Commission Expires Nov. 8, 2021