

This Instrument Prepared by:
Minor Johnston Douglas, PLLC
124 East Market Street
Somerville, Tennessee 38068
(901) 465-3117

Steve Smith, Register
Haywood County
Rec #: 71580
Rec'd: 20.00
State: 4255.00
Clerk: 1.00
Other: 2.00
Total: 4278.00
Instrument #: 41743
Recorded
10/19/2017 at 10:12 AM
in Record Book
156
Pgs 473-476

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, CARTEL JACK FINCH and wife, DEBORAH ANN FINCH, for and in consideration of the sum of TEN (\$10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, transfer and convey unto CRAIG B. MASSEY and wife, NICHOLE T. MASSEY, as tenants by the entirety, with rights of survivorship, their heirs and/or assigns, in fee simple forever, the following tract of land situated in Haywood County, Tennessee, and being more particularly described as follows, to-wit:

Tract One (Map 118 - Parcel 3.00):

BEGINNING at a stake in the north margin of the Stanton to Charleston blacktop road, said stake being the most southerly corner of a 1.7 acre tract or parcel of land conveyed by Lofton Stuart to George Somervell in Deed Book 98, page 291; runs thence with Little Muddy Creek North about 13 poles to the southwest corner of the 305 acre tract being Tract No. Three (3) in a deed from William B. Nash to Jo Nash Somervell recorded in Deed Book 57, page 103; runs thence with the east line of Sternberger North 60 poles to a stake in the south boundary line of Stuart; runs thence East 38 1/2 poles to the southwest corner of a 50.2 acre tract conveyed by Ford to Somervell in Deed Book 73, page 69; runs thence North 191.2 poles to the northeast corner of Stuart; runs thence West 124 poles to a point in Little Muddy Creek at the southeast corner of Mrs. Lillie M. Mize; thence with said creek in a northerly direction about 120 poles to the southwest corner of a 25 acre tract in the name of Elcan and Deverall; runs thence East 108.88 poles to a stake in the west line of McIntyre; runs thence South with the west line of McIntyre 123.18 poles to the northwest corner of the above mentioned 305 acre tract; runs thence East 105 poles to a stake in the west boundary line of Mitchell Dye; runs thence South about 80 poles to the northwest corner of a 2 acre tract or parcel of land conveyed by Robert Bell to W. B. Nash by deed in Deed Book 32, page 259; runs thence with the north line of same East 13 poles to a stake in the west line of J. A. Plummer Estate; runs thence South 23 poles to a stake; runs thence West 13 poles to a stake; runs thence South about 64 poles to a fence corner; runs thence South 80 degrees East 20.28 poles to the northwest corner of a 39 416/1000 acre tract formerly excluded from the 305 acre tract or parcel of land now in the name of the Mrs. W. B. Nash Estate; runs thence South 14 degrees 10 minutes West 99.2 poles to the Stanton to Charleston blacktop road; thence with the road in the general direction of West but closely following a curve in the road and turning to the left (or South) in all about 175 poles to the point of beginning, and containing 349 acres, more or less.

Tract Two (Map 117 - Parcel 3.00):

BEGINNING in the center of Little Muddy Creek with 2 hickory and 1 cypress pointers on the east bank of creek running thence East with the north boundary line of a 25 acre tract of land sold by Armsted Fields to J. H. Elkan 108 poles 22 1/2 links to a stake and East of said stake 7 4/10 poles stands 3 black gum pointers; thence North 72 poles 8 links to a stake with black gum and hickory pointers; thence West 130 poles and 20 links to a stake in the center of Little Muddy Creek with sweet gum pointers on west side of creek and 1 white oak on east side of creek and 2 cypress in creek; thence up said creek with its meanders to the beginning, containing 52 108/160 acres, more or less.

Tract Three (Map 117 - Parcel 3.00):

BEGINNING at the southeast corner of said tract of land thence North twenty-six and eighty-three one-hundredths (26.83) chains with sweet gum and two black gum pointers; thence West seven and four-tenths (7.4) poles to a stake; thence South twenty-six and eighty-three one-hundredths (26.83) chains to a stake; thence East seven and four-tenths (7.4) poles to the beginning, containing five (5) acres, more or less.

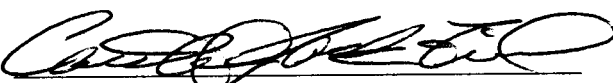
According to the Tax Assessor Map 117, Parcel 3.00 is 63.50 acres, more or less, when Tract Two and Three are combined.

THIS BEING THE SAME PROPERTY CONVEYED TO CARTEL JACK FINCH AND WIFE, DEBORAH ANN FINCH BY WARRANTY DEED FROM HARRIS HUGHES, JR., AND WIFE, LINDA HUGHES OF RECORD AT RECORD BOOK 149, PAGE 669, IN THE REGISTER'S OFFICE OF HAYWOOD COUNTY, TENNESSEE.

IF THE ABOVE DESCRIBED REAL PROPERTY IS AGRICULTURAL, FOREST OR OPEN SPACE LAND AND IF SUCH PROPERTY WILL BE CONVERTED TO A USE OTHER THAN THAT STIPULATED IN T.C.A. 67-5-1008, THEN PURSUANT TO T.C.A. 67-5-1008(f), THE BUYER SHALL BE LIABLE FOR ALL ROLL BACK TAXES DUE PURSUANT TO T.C.A. 67-5-1008(f).

TO HAVE AND TO HOLD the same together with all and singular the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto the said CRAIG B. MASSEY and wife, NICHOLE T. MASSEY, as tenants by the entirety, with rights of survivorship, their heirs and/or assigns, in fee simple forever, with whom we covenant that we are lawfully seized and possessed of said described tract of land; that we have a good and perfect right to sell and convey the same; that same is unencumbered except for 2017 Haywood County Property Taxes which are now due and payable and which the Grantors agree to pay; and that the title thereto we will warrant and forever defend against the lawful claims and demands of all persons whomsoever.

WITNESS OUR SIGNATURES hereto on this the 17 day of October, 2017.


CARTHEL JACK FINCH

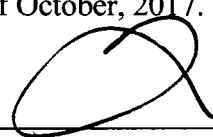
DEBORAH ANN FINCH
By: Carthel Jack Finch, Attorney in Fact
POA RB 156 Page 471

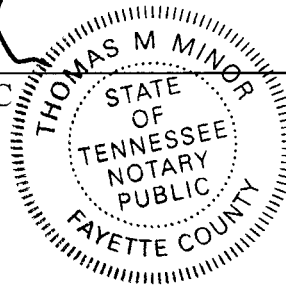
STATE OF TENNESSEE

COUNTY OF FAYETTE

Personally appeared before me, a Notary Public of said County, CARTEL JACK FINCH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the duly appointed Attorney in Fact for DEBORAH ANN FINCH, and who executed the foregoing instrument and acknowledged that he executed the same for the purpose therein contained by signing the name of Deborah Ann Finch, in his capacity as said duly appointed Attorney in Fact.

WITNESS my hand, at office, this the 17 day of October, 2017.


NOTARY PUBLIC



My commission expires:

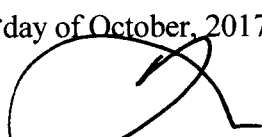
10.31.18

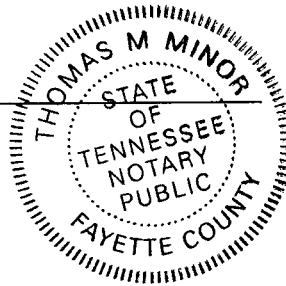
STATE OF TENNESSEE

COUNTY OF FAYETTE

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named CARTEL JACK FINCH, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself/themselves to be the within named bargainor(s), and that he/she/they executed the foregoing instrument for the purposes therein contained of his/her/their free act and deed and for the purposes herein contained.

WITNESS my hand, at office, this the 17 day of October, 2017.

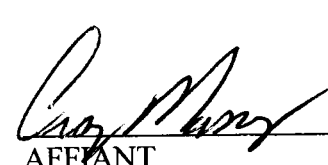

NOTARY PUBLIC



My commission expires:

10.31.18

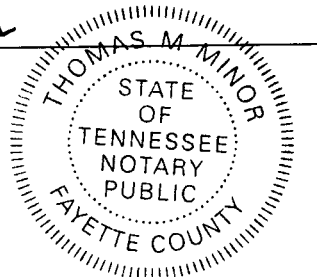
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ 1,150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.


AFFIANT

10/17/17

Subscribed and sworn to before me this the 17 day of October, 2017.


NOTARY PUBLIC



My commission expires:

10.31.18

The following information is not a part of this Deed:

Property Address:

Vacant Land, Charleston Road & W of Post Road
Haywood County, Tennessee

Parcel Number

Map 118, Parcel 003.00 & Map 117, Parcel 003.00

Mail Tax Bills to:

Mr. and Mrs. Craig B. Massey

1550 FAYETTE CORNER DRIVE

SOMERVILLE, TN 38068
