

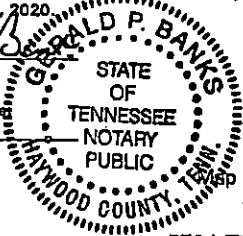
I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater
\$ 1,815,000.00

Tony Kelly
Affiant

Subscribed and sworn to me this
28 day of January, 2020.

Gerald P. Banks
Notary Public

My Commission Expires
2/27/21



This Instrument Was Prepared
By:

Holmes, Rich, and Sigler, PC
Attorneys

3021 Hwy 45 By-Pass, #102
Jackson, Tennessee 38305

Map 138 Parcel 25.02

Person or agency responsible for taxes

Tony Kelly
1132 Hillville Loop
Whiteville, TN 38075

Property Owner:

Tony Kelly

Property Address:

1132 Hillville Loop
Whiteville, TN 38075

Mall Deed To:

Banks Law Firm
108 S. Washington Ave
Brownsville, TN 38012

WARRANTY DEED

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 for other good, valuable and satisfactory considerations, the receipt and sufficiency which is hereby acknowledged, WE, **GREGORY STEPHAN KOSKINAS and CAROLINE KOSKINAS BRANNAN**, ("Grantors"), have this day bargained and sold, and by these presents do hereby transfer and convey unto **TONY KELLY**, ("Grantee"), that certain lot or parcel of real estate lying and being in Madison County, Tennessee, and more particularly described as follows:

See attached Exhibit "A" for legal description of property

TO HAVE AND TO HOLD said property, together with the improvements thereon and the appurtenances thereunto belonging unto the said **TONY KELLY**, his heirs and assigns forever.

GRANTORS COVENANT that they are lawfully seized and possessed of said property; that they have a good and lawful right to sell and convey the same; and that the said property is free and unencumbered except for the following: (1) the 2020 real property taxes which are to be prorated and assumed by the Grantee herein; (2) Property Line Agreement of record in Deed Book 551, page 720, in the Register's Office of Madison County, Tennessee; (3) easement of record in Deed Book 186, page 450, in said Register's Office; (4) Clearance permit to Southern Bell of record in Deed Book 165, page 273, in said Register's Office; (5) easement of record in Deed Book 652, page 990, in said Register's Office; and (6) limitations and restrictions of

Greenbelt Laws for the State of Tennessee as set out in Greenbelt Book 7, page 452, in said Register's Office.

GRANTORS FURTHER COVENANT AND BIND THEMSELVES, their executors, administrators, heirs and representatives, to forever warrant and defend the title to said property, with the above-referenced exceptions, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this the 15th day of January, 2020.

G. L. Koskinas
GREGORY STEPHAN KOSKINAS
Caroline K. Brannan
CAROLINE KOSKINAS BRANNAN

STATE OF TENNESSEE
COUNTY OF MADISON

Personally appeared before me, a Notary Public in and for the said State and County, **GREGORY STEPHAN KOSKINAS AND CAROLINE KOSKINAS BRANNAN**, the within named bargainor 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, on this the 15th day of January, 2020.

H. Jack Holmes
Notary Public

My Commission Expires: December 23, 2020



EXHIBIT "A"

TRACT 1: BEGINNING at a post at the southeast corner of A. C. Daniel as recorded in Deed 'Book 188, page 451, in the Register's Office of Madison County, Tennessee, and on the west line of Pope Mulherin as recorded in Deed Book 376, page 172, in said Register's Office; thence with Mulherin's west line south 0 degrees 42 minutes 43 seconds west a distance of 388.85 feet to an 8 inch elm tree; thence south 11 degrees 26 minutes 09 seconds east a distance of 380.06 feet to an 18 inch oak tree; thence south 68 degrees 50 minutes 59 seconds west a distance of 125.40 feet to an iron pin; thence south 10 degrees 10 minutes 20 seconds east a distance of 130.68 feet to an iron pin; thence south 54 degrees 54 minutes 58 seconds east a distance of 196.22 feet to an iron pin; thence south 12 degrees 59 minutes 46 seconds east a distance of 1361.05 feet to an iron pin; thence south 52 degrees 16 minutes 29 seconds west a distance of 469.19 feet to a 30 inch hickory tree on the north line of Margaret Patrick; thence with Patrick's north line and the north line of Steve Koskinas north 89 degrees 22 minutes 05 seconds west a distance of 1246.88 feet to a post at the most southern southeast corner of another tract owned by Koskinas; thence following a fence north 2 degrees 07 minutes 43 seconds east a distance of 446.97 feet to a post; thence north 1 degree 44 minutes 43 seconds east a distance of 1611.71 feet to a post; thence north 1 degree 33 minutes 24 seconds east a distance of 618.22 feet to an iron pin; thence south 88 degrees 36 minutes 31 seconds east a distance of 588.18 feet to a 36 inch oak tree at the southwest corner of A. C. Daniel; thence with Daniel's south line north 89 degrees 32 minutes 34 seconds east a distance of 209.95 feet to an 8 inch oak tree; thence south 86 degrees 59 minutes 05 seconds east a distance of 294.59 feet to the point of beginning. Containing 80.22 acres, as surveyed by David Hall Land Surveying Company, R.L.S. No. 943.

Grantors convey to Grantee all their right, tide and interest to an easement for ingress and egress for the benefit of the property described above, said easement being recorded in Deed Book 506, page 698, in the Register's Office of Madison County, Tennessee.

Being the same property conveyed to Stephan A. Koskinas by deed of Jimmy Joe Tippet and wife, Peggy Tippet recorded in Deed Book 612, page 248 in the Register's Office of Madison County, Tennessee.

The Owners of the Property described above shall not erect or allow the placement of any light pole or light fixture higher than twenty (20) feet from the ground. This restriction shall run with the Property and bind the Grantee, Grantee's heirs and all successor owners of this Property.

INCLUDED IN TILE ABOVE DESCRIPTION BUT EXCLUDED IN THE ABOVE CONVEYANCE IS THE FOLLOWING: Beginning at an 18 inch oak tree on the west line of Pope Mulherin as recorded in Deed Book 376, Page 172 in the Register's Office of Madison County, Tennessee, said tree being the following calls from the southeast corner of A. C. Daniel along the west line of Mulherin; south 0 degrees 42 minutes 43 seconds west a distance of 388.85 feet to an 8 inch elm tree; thence south 11 degree, 26 minutes 09 seconds east a distance of 380.06 feet to the True Point of Beginning; thence with Mulherin's west line south 68 degrees 50 minutes 59 seconds west a distance of 125.40 feet to an iron pin; thence south 10 degrees 10 minutes 20 seconds east a distance of 130.68 feet to an iron pin; thence south 54 degrees 54 minutes 58 seconds east 11 distance of 196.22 feet to an iron pin; thence south 12 degrees 59 minutes 46 seconds east a distance of 596.34 feet to an iron pin; thence north 56 degrees 54 minutes 36 seconds west a distance of 629.86 feet to an iron pin; thence north 13 degrees 21 minutes east a distance of 550.19 feet to an iron pin; thence south 86 degrees 42 minutes 46 seconds east a distance of 200.20 feet to the point of beginning. Containing 5.08 acres.

Grantor hereby conveys to Grantees a perpetual non-exclusive easement for ingress and egress over and across the following property:

Parcel I: Beginning at a point on the southwest margin of Highway 138 at a northeast corner of A.C. Daniel as recorded in Deed Book 188, page 451 in the Register's Office of Madison County, Tennessee, said point being the following calls from the northeast corner of William Johnson as recorded in Deed Book 261, page 103 in said Register's Office; thence with the south margin of McGlathry Avenue and the southwest margin of Highway 138 north 76 degrees 24 minutes 48 seconds east a distance of 104.47 feet to a point; thence south 40 degrees 28 minutes 54 seconds east a distance of 110.63 feet to a point; thence south 49 degrees 50 minutes 52 seconds east a distance of 59.41 feet to the TRUE POINT OF BEGINNING; south 33 degrees 00 minutes east a distance of 372.59 feet to a point; thence south 14 degrees 42 minutes 51 seconds west a distance of 305.11 feet to the end.

Being the centerline of a 50 foot ingress, egress easement 16.5 feet on east side and 33.5 feet on west side.

Parcel II: Beginning at a post at the southeast corner of A. C. Daniel as recorded in Deed Book 188, Page 451 in the Register's Office of Madison County, Tennessee and being on the west line of Pope Mulherin as recorded in Deed Book 376, Page 172 in said Register's Office; thence with Mulherin's west line south 0 degrees 42 minutes 43 seconds west a distance of 388.85 feet to a 8 inch elm tree; thence south 11 degrees 26 minutes 09 seconds east a distance of 380.06 feet to an 18 inch oak tree at the northeast corner of the

above described tract; thence north 86 degrees 42 minutes 46 seconds west a distance of 51.70 feet to a point; thence north 11 degrees 26 minutes 09 seconds west a distance of 372.24 feet to a point; thence north 0 degrees 42 minutes 43 seconds east a distance of 396.18 feet to a point on the south line of Daniel; thence with Daniel's south line south 86 degrees 59 minutes 05 seconds east a distance of 50.04 feet to the point of beginning. Being a 50 foot ingress, egress easement on the east side of the Koskinas tract as recorded in Deed Book 612, Page 248, in the said Register's Office.

The easement for ingress and egress as herein conveyed is for the benefit of the above described 5.08 acre tract and shall run with that property and benefit that property forever.

The excepted tract being the property conveyed to Stephan Dingleline and wife, Cynthia Celeste Dingleline by deed of Stephan A. Koskinas recorded in Deed Book 630, page 273, Register's Office, Haywood County, Tennessee. (The said Stephan Dingleline and wife, Cynthia Celeste Dingleline reconveyed the property to Stephan A. Koskinas by deed recorded in Deed Book 637, page 994, Register's Office, Madison County, Tennessee. See Tract 4 below.)

TRACT 2: BEGINNING at an iron pin on the north margin of C. T. Jones Road (25 feet at right angles from centerline) at the southwest corner of David Stanfield as recorded in Deed Book 543, page 636, in the Register's Office of Madison County, Tennessee; thence with the north margin of C. T. Jones Road south 88 degrees 56 minutes 11 seconds west a distance of 1040.49 feet to a 30 inch oak tree at the southeast corner of Victor Mayfield; thence with Mayfield's east line north 1 degree 10 minutes 17 seconds east a distance of 214.50 feet to an iron pin; thence north 88 degrees 49 minutes 43 seconds west a distance of 214.50 feet to an iron pin; thence south 1 degree 10 minutes 17 seconds west a distance of 214.50 feet to an iron pin at the end of C. T. Jones Road; thence north 85 degrees 53 minutes 46 seconds west a distance of 89.44 feet to an 18 inch gum tree; thence south 88 degrees 44 minutes 06 seconds west a distance of 338.89 feet to a post at a corner of Millie Richards; thence north 0 degrees 25 minutes 12 seconds west a distance of 2928.65 feet to an iron pin on the south line of Koskinas; thence south 88 degrees 47 minutes, 31 seconds east a distance of 756.21 feet to a 14 inch elm tree; thence south 89 degrees 08 minutes 22 seconds east a distance of 732.09 feet to a post at the southwest corner of Jimmy Tippet; thence south 86 degrees 50 minutes 23 seconds east a distance of 265.77 feet to a 20 inch oak tree at the northwest corner of Margaret Patrick; thence following a fence south 0 degrees 34 minutes west a distance of 847.05 feet to a post; thence south 1 degree 25 minutes 26 seconds west a distance of 1504.68 feet to a post; thence south 0 degrees 35 minutes 40 seconds west a distance of 519.73 feet to the point of beginning. Containing 113.73 acres, as surveyed by David Hall Land Surveying Company, R.L.S. No. 943, on April 5, 2000. (Map 154, Parcel 18.00)

Being the same property conveyed to Stephan A. Koskinas by deed of Henry J. Foote et. ux. recorded in Deed Book 608, page 3 in the Register's Office of Madison County, Tennessee.

TRACT 3:

PARCEL 1: Beginning at an iron pin on the east margin of Sturdivant Crossing Road (50 feet at right angles from centerline) at the southwest corner of Troy Wicks as recorded in Deed Book 447, page 433 in the Register's Office of Madison County, Tennessee; thence with Burks south line South 54 degrees 09 minutes 09 seconds East a distance of 277.20 feet to an iron pin at the end of McGlathery Avenue; thence with the east margin of McGlathery Avenue North 44 degrees 57 minutes 27 seconds East a distance of 241.92 feet to an iron pin at the southwest corner of Bobby Taylor; thence with Taylor's south line South 48 degrees 31 minutes 44 seconds East a distance of 266.88 feet to an iron pin; thence North 41 degrees 54 minutes 17 seconds East a distance of 186.12 feet to an iron pin; thence South 49 degrees 24 minutes 34 seconds East a distance of 273.14 feet to a pipe; thence North 34 degrees 53 minutes 35 seconds East a distance of 111.78 feet to an iron pin at the southwest corner of South Central Bell; thence South 48 degrees 38 minutes 10 seconds East a distance of 50 feet to an iron pin; thence North 34 degrees 53 minutes 37 seconds East a distance of 100 feet to an iron pin on the south margin of School House Road (25 feet at right angles from centerline); thence with the south margin of School House Road South 47 degrees 38 minutes 07 seconds East a distance of 419.02 feet to a point; thence South 39 degrees 54 second 07 seconds East a distance of 162.26 feet to a point; thence South 52 degrees 52 seconds 47 seconds East a distance of 109.49 feet to a point; thence South 70 degrees 41 minutes 30 seconds East a distance of 110.76 feet to a post at the northwest corner of I. T. Farr, thence with Farr's west line South 0 degrees 06 minutes 10 seconds West a distance of 334.31 feet to a post at Farr's southwest corner; thence with Farr's south line South 88 degrees 18 minutes 48 second, East a distance of 619.07 feet to a post on the west line of A. C. Daniel; thence with Daniel's west line South 1 degrees 36 minutes 34 seconds West a distance of 344.86 feet to a 36 inch oak tree on the north line of Jimmy Tippet; thence with Tippet's north line North 88 degrees 35 minutes 31 seconds West a distance of 588.18 feet to a post at Tippet's northwest corner; thence with Tippet's west line following a fence South 1 degrees 13 minutes 24 seconds West a distance of 618.22 feet to a post; thence South 1 degrees 44 minutes 43 seconds West a distance of 1611.71 feet to a post; thence South 2 degrees 07 minutes 34 seconds west a distance of 446.97 feet to a post on the north line of Henry Foote; thence continuing with a fence North 88 degrees 56 minutes 41 seconds West a distance of 1455.11 feet to a 24 inch oak tree; thence North 89 degrees 29 minutes 25 seconds West a distance of 936.66 feet to an 113 inch oak tree; thence North 88 degrees 45 minutes 26 seconds West a distance of 351.38 feet to an 18 inch oak tree; thence North 86 degrees 46 minutes 02 seconds West distance of 393.42 feet to an 18 inch oak tree; thence South 139 degrees 28 minutes 24 seconds West a

distance of 509.41 feet to a 42 inch oak tree; thence North 88 degrees 07 minutes 21 seconds West a distance of 614.30 feet to a post on the east margin of Sturdivant Crossing Road; thence with the east margin of Sturdivant Crossing Road North 34 degrees 18 minutes 04 seconds East a distance of 3148.55 feet to a point; thence North 34 degrees 20 minutes 42 seconds East a distance of 1617.93 feet to the point of beginning. Containing 268.84 acres, as surveyed by David Hall Land Surveying Company R.L.S. #943, on February 25, 2000.

PARCEL 2: Beginning at an iron pin on the west margin of Sturdivant Crossing lined (25 feet at right angles from centerline) at the northeast corner of Mildred Boone as recorded in Deed Book 5.86, page 163 in the Register's Office of Madison County, Tennessee; thence with Boone's north line following a fence South 89 degrees 55 minutes 47 seconds West a distance of 1652.62 feet to a 16 inch oak tree; thence north 47 degrees 48 minutes 27 seconds East a distance of 1827.83 feet to a 20 inch oak tree on a south line of James Mulherin, Jr.; thence South 61 degrees 54 minutes 31 seconds East a distance of 93.80 feet to a 6 inch gum tree; thence South 87 degrees 25 minutes 13 seconds East a distance of 220.94 feet to a post, thence South 57 degrees, 06 minutes 23 seconds East a distance of 201.49 feet to a post; thence North 80 degrees 13 minutes 29 seconds East a distance of 107.56 Feet to a post; thence North 23 degrees 35 minutes 34 seconds East a distance of 272.10 feet to a 60 inch cypress tree; thence North 12 degrees 45 minutes 57 seconds East a distance of 599.71 feet to a 12 inch cypress tree; thence North 79 degrees 38 minutes 44 seconds West a distance of 286.02 feet to a 12 inch oak tree; thence North 11 degrees 57 minutes 45 seconds West a distance of 124.82 feet to an 8 inch maple tree; thence North 31 degrees 43 minutes 03 seconds West a distance of 164.41 feet to a point in the centerline of Big Black Creek; thence with the centerline of said creek North 48 degrees 31 minutes 24 seconds East a distance of 1710.57 feet to a point on the west margin of Highway 138 (Right of way varies); thence with the west margin of Highway 138 Smith 24 degrees 04 minutes 49 seconds East a distance of 258.78 feet to a point; thence South 12 degrees 09 minutes 43 seconds East a distance of 148.79 feet to a point; thence South 42 degrees 47 minutes 52 seconds East a distance of 20.22 feet to a point; thence South 11 degrees 25 minutes 37 seconds East a distance of 81.90 feet to a post at the most northern corner of Mercer Gin; thence South 62 degrees 16 minutes West a distance of 162.54 feet to a post; thence South 71 degrees 40 minutes West a distance of 173.16 feet to a 6 inch maple tree; thence South 62 degrees 19 minutes 30 seconds West a distance of 178.65 feet to 116 inch cypress tree thence South 43 degrees 15 minutes 58 seconds West a distance of 58.85 feet to an 8 inch cypress tree; thence South 43 degrees 51 minutes East a distance of 419.04 feet to an iron pin; thence South 24 degrees 11 minutes 24 seconds West a distance of 313.04 feet to an iron pin; thence South 34 degrees 18 minutes 34 seconds East a distance of 17.89 feet to an iron pin; thence South 0 degrees 19 minutes East a distance of 128.58 feet to an iron pin; thence South 58 degrees 11 minutes 13 seconds East a distance of 69.50 feet to an iron pin on the west margin of Sturdivant Crossing Road; thence with the west margin of Sturdivant Crossing Road South 37 degrees 02 minutes 19 seconds west a distance of 417.14 feet to a point; thence South 34 degrees 29 minutes 20 seconds West a distance of 1853.83 feet to the inlet of beginning. Containing 71.20 acres, this acreage does not include the portion of this tract which is under water, as surveyed by David Hall Land Surveying Company, RLS #943 on February 25, 2000.

PARCEL 3:

Beginning at a 20 inch oak tree on a South line of James Mulherin, Jr. as recorded in Deed Book 464, Page 916 in the Register's Office of Madison County; thence Southwest a distance of 1827.83 feet to a 16 inch white oak tree; thence northeast a distance of 900 feet more or less; thence northerly a distance of 700 feet more or less; thence southeast a distance of 750 feet more or less to the point of beginning. Being that portion of the Koskinas tract that is currently under water.

Tract 3 being the same property conveyed to Stephan A. Koskinas by deed of Hays Midyett and wife, Imogene Midyett recorded in Deed Book 606, page 550 in the Register's Office of Madison County, Tennessee.

TRACT 4: Beginning at an 18 inch oak tree on the west line of Pope Mulherin as recorded in Deed Book 376, Page 172 in the Register's Office of Madison County, Tennessee, said tree being the following calls from the southeast corner of A. C. Daniel along the west line of Mulherin; south 0 degrees 42 minutes 43 seconds west a distance of 388.85 feet to an 8 inch elm tree; thence south 11 degree, 26 minutes 09 seconds east a distance of 380.06 feet to the True Point of Beginning; thence with Mulherin's west line south 68 degrees 50 minutes 59 seconds west a distance of 125.40 feet to an iron pin; thence south 10 degrees 10 minutes 20 seconds east a distance of 130.68 feet to an iron pin; thence south 54 degrees 54 minutes 58 seconds east 11 distance of 196.22 feet to an iron pin; thence south 12 degrees 59 minutes 46 seconds east a distance of 596.34 feet to an iron pin; thence north 56 degrees 54 minutes 36 seconds west a distance of 629.86 feet to an iron pin; thence north 13 degrees 21 minutes east a distance of 550.19 feet to an iron pin; thence south 86 degrees 42 minutes 46 seconds east a distance of 200.20 feet to the point of beginning. Containing 5.08 acres.

The Owners of the Property described above shall not erect or allow the placement of any light pole or light fixture higher than twenty (20) feet from the ground. This restriction shall run with the Property and bind the Grantee, Grantee's heirs and all successor owners of this Property.

gsk
cxb

Being the property conveyed to Stephan A. Koskinas by deed of Stephan Dingleline and wife, Cynthia Celeste Dingleline recorded in Deed Book 637, page 994, Register's Office, Madison County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTIONS BUT EXCLUDED IN THE ABOVE PROPERTY ARE THE FOLLOWING 2 TRACTS:

EXCLUDED TRACT 1: Beginning at an iron pin found in the southeast line of a lot owned by Bobby Taylor (Deed Book 651, Page 861) and being at the southwest corner of a lot owned by Jeffrey Brown (Deed Book 705, Page 220); thence with the south line of the Brown lot South 49 degrees 24 minutes 34 seconds East a distance of 231.88 feet to an iron pin set; thence with new lines through the Steve Koskinas tract (Deed Book 606, Page 550) South 40 degrees 38 minutes 25 seconds West a distance of 58.10 feet to an iron pin set, thence North 52 degrees 5 minutes 41 seconds West a distance of 233.50 feet to an iron pin set in the southeast, line of the Bobby Taylor lot; thence with the southeast line of the Bobby Taylor lot North 41 degrees 45 minutes 50 seconds East a distance of 69.05 feet to the point of beginning. Containing 0.34-acre.

Excluded tract 1 being the property conveyed to Jeffrey Brown and wife, Felicia Brown by deed of Stephan A. Koskinas recorded in Deed Book 713, page 349, Register's Office, Madison County, Tennessee.

EXCLUDED TRACT 2: Beginning at an iron pin found on the southeast margin of McGlathery Avenue (25 feet from centerline at right angles) at the southwest corner of a lot owned by Bobby Taylor (Deed Book 651, Page 861) thence with the south line of the Taylor lot South 48 degrees 52 minutes 54 seconds East a distance of 256.00 feet to a power pole; thence with new lines through the Steve Koskinas tract (Deed Book 606, Page 550), which this lot is a part, North 81 degrees 19 minutes 56 seconds West a distance of 136.52 feet to an iron pin set; thence North 48 degrees 52 minutes 54 seconds West a distance of 141.61 feet to an iron pin set on the southeast margin of McGlathery Avenue; thence with the southeast margin of McGlathery Avenue North 41 degrees 45 minutes 50 seconds East a distance of 73.26 feet to the point of beginning, containing 0.33 acres.

Excluded tract 2 being the property conveyed to Bobby Taylor and wife, Patsy E. Taylor by deed of Stephan A. Koskinas recorded in Deed Book 712, page 1647, Register's Office, Madison County, Tennessee.

Being the property devised to Gregory Stephan Koskinas and Caroline Ann Koskinas n/k/a Caroline Koskinas Brannan by the Will of Stephan A. Koskinas, Order to Probate Will as Muniment of Title recorded in Deed Book 474, Page 796, Register's Office, Madison County, Tennessee.

BK/PG: D755/1516-1521
20001091

6 PGS:AL-DEED	
TAMMY BATCH: 201103	01/29/2020 - 09:00:00 AM
VALUE	1875000.00
MORTGAGE TAX	0.00
TRANSFER TAX	6937.50
RECORDING FEE	30.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	8970.50

STATE OF TENNESSEE, MADISON COUNTY
ANGIE BYERS
REGISTER OF DEEDS