

19000322

5 PGS:AL-WARRANTY DEED

STEPHANIE BATCH: 47820

02/01/2019 - 02:55 PM

VALUE	50000.00
MORTGAGE TAX	0.00
TRANSFER TAX	185.00
RECORDING FEE	25.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	213.00

STATE OF TENNESSEE, HUMPHREYS COUNTY

JANET H. DAVIS

REGISTER OF DEEDS

I hereby swear, or affirm, that the actual consideration for this transfer is \$50,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

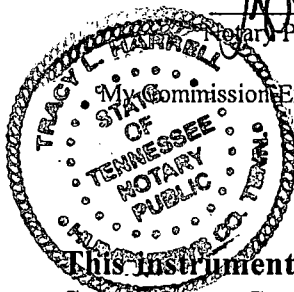
The property is identified on the records of the Tax Assessor as a portion of Map 87, Parcel 57.02.

Sworn to and subscribed before me on this 15 day of FEBRUARY, 2019.

Notary Public

My Commission Expires:

8/16/21



The names and address of the new owners and to whom the tax statement should be sent are Nathan Shane Crum and wife, Elexa Vaughn Crum, 400 Flatwoods Road, New Johnsonville, TN 37134.

This instrument prepared by Porch, Peeler, Williams & Thomason, Attorneys, 102 South Court Square, Waverly, Tennessee 37185.

WARRANTY DEED

For and in consideration of the sum of FIFTY THOUSAND (\$50,000.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JAMES S. DREADEN and JOSEPH M. DREADEN, this date have bargained and sold, and by these presents do transfer and convey unto NATHAN SHANE CRUM and wife, ELEXA VAUGHN CRUM, their heirs and assigns, a certain tract or parcel of land in the Second Civil District of Humphreys County, Tennessee, and being more particularly described as follows:

Being a certain tract of land in the Second Civil District of Humphreys county, Tennessee, lying West of and adjacent to Flatwood Road, and being more particularly described as follows:

Beginning at a point in the centerline of Flatwood Road being in a northeast corner of the Enrique A. Nagel, Elizabeth Nagel, and Christina Nagel Property of Record

in Deed Book 197, Page 682 (R.O.H.C.), being the southeast corner of herein described tract; thence leaving said road and with the North boundary of said Nagel S 59° 37'56" W passing a placed ½" rebar with cap (R.L.S. 1463) a distance of 26.43 feet in all a distance of 1380.50 feet to a placed ½" rebar with cap (R.L.S. 1463) being in a South boundary of the James S. Dreaden and Joseph M. Dreaden Property of Record in Deed Book 184, Page 534 (R.O.H.C.), being the southwest corner of herein described tract; thence with a new line N 01° 51'08" E a distance of 282.31 feet to a point; thence N 04° 07'24" E a distance of 140.50 feet to a placed ½" rebar with cap (R.L.S. 1463) being the northwest corner of herein described tract; thence with a new line N 62° 11'56" E passing a placed ½" rebar with cap (R.L.S. 1463) at 1224.42 feet in all a distance of 1250.00 feet to a point in the centerline of Flatwood Road; thence with said road to points as follows: S 15° 16'06" E a distance of 102.48 feet, S 11° 07'02" E a distance of 131.29 feet, S 09° 51'18" E a distance of 80.89 feet to the point of beginning, containing 10.00 acres, more or less, by calculation, per a survey by McBride Survey Company dated January 23, 2019, as shown on McBride drawing #A489019.

Being a portion of the same property conveyed to James S. Dreaden and Joseph M. Dreaden, by deeds of record in Deed Book 184, page 534 and Deed Book 184, page 540, Register's Office of Humphreys County, Tennessee.

This conveyance is made subject to the following:

1. Rollback taxes for the statutory period if the Property is converted to a use other than those stipulated in T.C.A. § 67-5-1008, et. seq., as the Property is the subject of a "greenbelt" application for tax purposes of record in Greenbelt Book 6, page 171, Register's Office of Humphreys County, Tennessee.
2. The lien of the *ad valorem* real property taxes assessed and levied on the property by Humphreys County, Tennessee for the year 2019 which will be prorated as of this date and paid by the Grantee when due.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said NATHAN SHANE CRUM and wife, ELEXA VAUGHN CRUM, their heirs and assigns, forever.

We covenant with the said NATHAN SHANE CRUM and wife, ELEXA VAUGHN CRUM, that we are lawfully seized and possessed of said land in Fee Simple, have a good right to

convey it, and the same is unencumbered except as set forth above. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said NATHAN SHANE CRUM and wife, ELEXA VAUGHN CRUM, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands on counterpart signature pages attached hereto on the day and date set opposite our respective signatures.

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Counterpart Signature Page to Warranty Deed from James S. Dreaden and Joseph M. Dreaden, to Nathan Shane Crum and Elexa Vaughn Crum.

1/29/19
Date

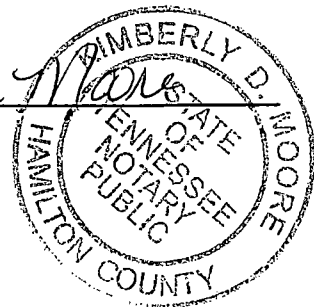
James S. Dreaden
James S. Dreaden

STATE OF TENNESSEE)
)
COUNTY OF HAMILTON)

Personally appeared before me, a Notary Public in and for said County and State, the within named JAMES S. DREADEN, one of the bargainors, with whom I am personally acquainted, or 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 this 29th day of January, 2019.

Kimberly D. Moore
Notary Public



My Commission Expires:

10/2/19

Counterpart Signature Page to Warranty Deed from James S. Dreaden and Joseph M. Dreaden, to Nathan Shane Crum and Elexa Vaughn Crum.

1-31-19
Date

Joseph M. Dreaden
Joseph M. Dreaden

STATE OF TENNESSEE)
)
COUNTY OF HUMPHREYS)

Personally appeared before me, a Notary Public in and for said County and State, the within named JOSEPH M. DREADEN, one of the bargainors, with whom I am personally acquainted, or 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 this 31 day of January, 2019.

Randall H. Dreaden
Notary Public

My Commission Expires:

2/15/2022

