

This instrument prepared by Integrity Title & Escrow, LLC
380 S. Lowe Avenue, Cookeville, TN 38501

WARRANTY DEED

PROPERTY ADDRESS:

Name Seth & Alie Presley
Address Bethlehem Road
City Rickman, State TN, Zip 38570

SEND TAX BILLS TO:

Name Alie D. Presley
Address 720 Fisk Rd
City Cookeville, State TN, Zip 38501

FOR AND IN CONSIDERATION of the sum of TEN (\$10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

We, **Jerry W. Lancaster and wife, Judy C. Lancaster**, have this day bargained and sold, and do hereby transfer and convey unto **Seth Lee Presley and wife, Alie D. Presley**, their heirs and assigns, hereinafter referred to as "GRANTEES", the following described tract or parcel of land located in the SIXTH CIVIL DISTRICT OF OVERTON COUNTY and being more particularly described as follows:

Beginning at a wood post in the Southern right of way Bethlehem Road and being the Northeast corner of the lands herein described and also being a corner of J. Annette Oakley (RB 4 PG 371), thence leaving said right of way and with Oakley the following calls; South 67° 09' 05" East 231.44' to a wood post, South 67° 11' 59" East 428.36' to a point, South 41° 14' 43" East 277.13' to a steel post in the line of Annette Oakley (RB 55 PG 744), thence with Oakley South 04° 59' 42" West 540.17' to a wood post in the line of Millard Oakley (WDB 295 PG 62), thence with Oakley the following calls; South 59° 04' 04" West 395.20' to a wood post, South 59° 17' 36" West 161.81' to a steel post, South 58° 56' 53" West 241.72' to a steel post, South 58° 45' 56" West 274.96' to a steel post, South 57° 52' 40" West 288.52' to a steel post and being a corner of Jerry and Judy Lancaster (portion of WDB 301 PG 256, portion of WDB 313 PG 626), thence with Lancaster the following 2 calls; North 50° 15' 40" West 261.25' to an electric fence post, North 53° 29' 25" West 413.16' to a 1/2" rebar in the line of Sean Keough (RB 37 PG 22), thence with Keough South 82° 00' 01" East 274.16' to a 1/2" rebar and being a corner of Johnny Thornburg (WDB 309 PG 686, RB 52 PG 989), thence with Thornburg the following calls; South 84° 11' 43" East 227.21' to a 1/2" rebar, North 37° 36' 14" East 188.00' to a 1/2" rebar, North 41° 57' 35" East 86.37' to a 1/2" rebar, North 39° 36' 49" East 165.97' to a 1/2" rebar, North 24° 31' 05" East 52.11' to a 1/2" rebar, North 81° 49' 29" West 230.49' to a 1/2" rebar and being in the Southern margin of a 50' non-exclusive easement for ingress and egress and utilities, thence with Thornburg and said 50' right of way easement for ingress and egress and utilities South 41° 20' 51" West 65.51' to a 1/2" rebar and being a corner of Sean Keough (RB 37 PG 22) and also being in the Southern margin of a non-exclusive 50' right of way easement for ingress and egress and utilities, thence with Keough and the Southern margin of said 50' right of way easement for ingress and egress and utilities the following 3 calls; North 88° 53' 49" West 375.19' to a 1/2" rebar, North 86° 13' 22" West 491.57' to a 1/2" rebar, South 84° 37' 46" West 226.81' to a 1/2" rebar and being a corner of John Talbert (RB 15 PG 1) and also being in the Western margin of said non-exclusive 50' right of way easement for ingress and egress and utilities, thence with Talbert and the non-exclusive 50' right of way easement for ingress and egress and utilities North 05° 22' 14" West 50.00' to a 1/2" rebar and being in the line of Joel Chappell (RB 85 PG 136), thence with thence with Chappell and the Western margin of said non-exclusive 50' right of way easement for ingress and egress and utilities around a curve to the left a length of 30.51' (Radius 18.51', Chord 27.17' Chord Bearing North 37° 22' 15" East) to a 1/2" rebar, thence with Chappell and said non-exclusive 50' right of way easement for ingress and egress and utilities North 09° 51' 56" West 383.77' to a 1/2" rebar in the Southern right of way of the Bethlehem Road and being the Northwest corner of the lands herein described and also being the Northeastern corner of Joe Chappell (RB 85 PG 136), thence with said right of way North 66° 51' 35" East 51.37' to a 1/2" rebar and being the Northwestern corner of Jack Saul (RB 86 PG 358, RB 134 PG 668) and also being the Eastern margin of a non-exclusive 50' right of way easement for ingress and egress and utilities, thence leaving said right of way and with Saul and the Eastern margin of said 50' right of way easement for ingress and egress and utilities the following calls; South 09° 51' 56" East 209.63' to a 1/2" rebar, South 09° 51' 56" East 189.72' to a 1/2" rebar, thence around a curve to the left a length of 32.50' (Radius 21.66', Chord 29.39', Chord Bearing South 52° 33' 54" East) to a 1/2" rebar and being in the Northern margin of said right of way, thence with Saul and the Northern margin of said non-exclusive 50' right of way easement for ingress and egress and utilities North 84° 41' 29" East 140.66' to a 1/2" rebar and being a corner of a 7.67 acre tract (presently owned by Jerry and Judy Lancaster), thence with

MAY 12 11 AM '08
REC 121 CR 3702
CLERK
CARRA BOONE
ASSessor OF PROPERTY
OVERTON COUNTY
LIVINGSTON, TN 38501

the 7.67 acre tract and Northern margin of said non-exclusive 50' right of way easement for ingress and egress and utilities the following calls South 86° 13' 22" East 494.40' to a 1/2" rebar, South 88° 53' 49" East 379.35' to a rebar, North 41° 20' 51" East 24.73' to a 1/2" rebar, North 32° 28' 39" West 139.35' to a 1/2" rebar and being a corner of a 5.45 acre tract (presently owned by Jerry and Judy Lancaster), thence with the 5.45 acre tract the following calls; North 88° 35' 56" East 251.69' to a 1/2" rebar, North 68° 32' 02" East 139.98' to a 1/2" rebar, North 54° 15' 57" West 359.27' to a 1/2" rebar, North 41° 50' 27" West 410.43' to a point in creek and being in the Southern right of way of the Bethlehem Road, thence with said right of way the following calls; North 72° 15' 12" East 244.13' to a point, North 71° 47' 32" East 483.70' to a wood post and being the point of beginning, containing 35.96 acres more or less.

The lands herein described are subject to a non-exclusive 50' right of way easement for ingress and egress and utilities and being more particularly described as follows: Beginning at a 1/2" rebar in the Southern right of way of the Bethlehem Road and being the Northwest corner of the lands herein described and also being the Northeastern corner of Joe Chappell (RB 85 PG 135) thence with said right of way North 68° 51' 35" East 51.37' to a 1/2" rebar and being the Northwestern corner of Jack Saul (RB 86 PG 358, RB 134 PG 668), thence leaving said right of way and with Saul and also being the Eastern margin of a non-exclusive 50' right of way easement for ingress and egress and utilities the following calls; South 09° 51' 56" East 209.63' to a 1/2" rebar, South 09° 51' 56" East 189.72' to a 1/2" rebar, thence around a curve to the left a length of 32.50' (Radius 2, Chord 29.39', Chord Bearing South 52° 33' 54" East) to a 1/2" rebar and being in the Northern margin of said right of way, thence with Saul and the Northern margin of said non-exclusive 50' right of way easement for ingress and egress and utilities North 84° 41' 29" East 140.66' to a 1/2" rebar and being a corner of a 7.67 acre tract (presently owned by Jerry and Judy Lancaster), thence with the 7.67 acre tract and with the Northern margin of said non-exclusive 50' right of way easement for ingress and egress and utilities the following calls; South 86° 13' 22" East 494.40' to a 1/2" rebar, South 88° 53' 49" East 379.35' to a rebar, North 41° 20' 51" East 24.73' to a rebar and being the terminus of said non-exclusive 50' easement for ingress and egress and utilities, thence with the terminus of said 50' right of way easement for ingress and egress and utilities South 68° 02' 14" East 53.00' to a 1/2" rebar and being a corner of Johnny and Sarah Thornburg (RB 52 PG 989, WDB 309 PG 686) and being the Southern margin of said non-exclusive 50' easement of ingress and egress and utilities, thence with Thornburg and said non-exclusive 50' right of way easement for ingress and egress and utilities South 41° 20' 51" West 65.51' to a rebar and being the Northeastern corner of Sean Keough (RB 37 PG 22) and also being in the Southern margin of said non-exclusive 50' right of way easement for ingress and egress and utilities, thence with Keough and the Southern margin of said non-exclusive 50' right of way easement for ingress and egress and utilities the following calls; North 88° 53' 49" West 375.19' to a 1/2" rebar, North 86° 13' 22" West 491.57' to a 1/2" rebar, South 84° 37' 46" West 226.81' to a 1/2" rebar and being a corner of John Talbert (RB 15 PG 1) and also being in the Western margin of said non-exclusive 50' right of way easement for ingress and egress and utilities, thence with Talbert and the non-exclusive 50' right of way easement for ingress and egress and utilities North 05° 22' 14" West 50.00' to a 1/2" rebar and being in the line of Joel Chappell (RB 85 PG 136), thence with thence with Chappell and the Western margin of said non-exclusive 50' right of way easement for ingress and egress and utilities around a curve to the left a length of 30.51' (Radius 18.51', Chord 27.17' Chord Bearing North 37° 22' 15" East) to a 1/2" rebar, thence with Chappell and said non-exclusive 50' right of way easement for ingress and egress and utilities North 09° 51' 56" West 383.77' to a 1/2" rebar and being the point of beginning.

The lands herein described being a portion of those in Warranty Deed Book 301 Page 256 as recorded in the Overton County Register of Deeds Office.

This description taken from an original survey and plat by David A. Sells RLS 1795 and dated 3-13-2015 and revised 6-11-2018

The lands herein described are subject to an electric line easement to U.C.E.M.C. (MISC BK 15 PG 235), an easement for the use and maintenance of geothermal lines for the use of the 5.45 acre tract (presently owned by Jerry and Judy Lancaster), which are located on the lands herein described and possibly, but not limited to an easement for overhead and underground telephone lines and a portion of the lands herein described are within an area designated as Flood Zone "A".

THE PREVIOUS AND LAST conveyance being a portion of a Warranty to Jerry W. Lancaster and wife, Judy C. Lancaster in Warranty Deed Book 301 Page 256 and a portion of those in Warranty Deed Book 313 Page 626 and those in Record Book 52 Page 100 as recorded in the Overton County Register of Deeds Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever. We covenant that we are lawfully seized and possessed of the lands herein conveyed in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEES, their heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this the 15 day of June, 2021.

Jerry W. Lancaster
Jerry W. Lancaster

Judy C. Lancaster
Judy C. Lancaster

STATE OF TENNESSEE)
COUNTY OF PUTNAM)

PERSONALLY APPEARED before me, Dick Walker, Notary Public of this county, Jerry W. Lancaster and wife, Judy C. Lancaster, the within named bargainer(s), 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 OUR HANDS, at office this 15 day of June, 2021.

Dick Walker
NOTARY PUBLIC

My Commission Expires: 11-20-23



STATE OF TENNESSEE)
COUNTY OF PUTNAM)

The actual consideration or value, whichever is greater, for this transfer is \$253,800.00

Alle Dorey
AFFIANT

Subscribed and sworn to before me, this the 15 day of June, 2021.

Dick Walker
NOTARY PUBLIC

My Commission Expires: 11-20-23



Kim Copeland, Registrar
Overton County

Rec #: 51878	Instrument #: 70043
Rec'd: 15.00	Recorded
State: 939.06	6/21/2021 AM 10:35 AM
Class: 1.00	LA Record Book
Other: 2.00	250
Total: 957.06	PGS 188-190