

This Instrument Prepared By:
Title Associates of Knoxville
114 Lovell Road, Suite 201
Knoxville, Tennessee 37934

Return To:
Title Associates of Knoxville
114 Lovell Road, Suite 201
Knoxville, Tennessee 37934

SPECIAL WARRANTY DEED

THIS INDENTURE is made this the ____ day of August, 2016, between
Citizens National Bank ("Grantor"), and **Philip E. Cobble** ("Grantee").

WITNESSETH:

THAT THE GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant bargain, sell and convey unto Grantee the following described premises of real property, to wit:

SITUATED in the Second Civil District of Monroe County, Tennessee, being depicted on the plat of record for Tellico West Industrial Properties in Plat Cabinet D, Slide 187 in the Register's Office for Monroe County, Tennessee, as Lot 26R-2 (RBVIII Company, LLC Remaining Tract), (being identified as parcel 091.12 on Map 027 in the Office of the Property Assessor for Monroe County, Tennessee) and is more particularly described as follows:

BEGINNING at an iron rod in the west side of Grand Vista Drive, same marking the southeast corner of Lot 26R-1 (Plat Cabinet D, Slide 187) and the northeast corner of subject property conveyed herein. From said Point of Beginning, with Grand Vista Drive along a counter-clockwise arc on a radius of 209.93 feet, a distance of 76.01 feet, and South 36 deg. 36 min. 37 sec. East 69.86 feet to an iron rod corner; thence with unidentified (T.R.D.A.) property, South 49 deg. 40 min. 23 sec. West 677.71 feet to an iron rod corner; thence with a 64.5 foot wide (approx.) Loudon Utilities easement, North 04 deg. 08 min. 57 sec. East 186.95 feet to an iron rod corner; thence with Lot 26-R1 (Plat Cabinet D, Slide 187), North 49 deg. 47 min. 00 sec. East 407.98 feet to an iron rod, and North 45 deg. 59 min. 00 sec. East 162.01 feet to the point of BEGINNING, and according to the plat of record in Plat Cabinet D, Slide 187, said Register's Office, containing 1.905 acres, more or less.

BEING the same property conveyed to Citizens National Bank by Substitute Trustee's Deed dated January 13, 2014 from Bridget J. Willhite, Substitute Trustee, of record in Book WD365, page 235, Register's Office, Monroe County, Tennessee.

This conveyance is made subject to the restrictions, easements, and building setback lines applicable to the subject property of record in Knox

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TO HAVE AND TO HOLD the above described premises of real property along with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantee, their, heirs, successors and assigns, forever. Grantor covenants with the said Grantee that it is lawfully seized and possessed of the property in fee simple, have a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

By: _____

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the _____ of **Citizens National Bank**, the within named bargainor, and that he/she as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the _____ day of August, 2016.

My Commission Expires: _____

Notary Public

I hereby swear of affirm that the actual consideration or true value of this transfer, whichever is greater, is \$_____.

Affiant

Subscribed and sworn to before me this _____ day of August, 2016.

My Commission Expires: _____

Notary Public

Responsible Taxpayer: _____

CLT# 027-091.12

Property Owner & Address

Philip E. Cobble
Grand Vista Drive
Vonore, TN 37885