

This Instrument Prepared By: James D. White, Jr.  
Attorney at Law  
101 Green Street  
Celina, Tennessee 38551

The preparer makes no representations or warranties as to the accuracy of the description or the status of the title of the property. This document has been prepared based upon information furnished to the preparer.

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RESPONSIBLE TAXPAYER AND PROPERTY OWNER:

Name: Kevin Williams, et ux. Address: 2112 Center Point Rd.  
City: Tompkinsville State: KY Zip: 42167  
Map: \_\_\_\_\_ Parcel: \_\_\_\_\_

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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, MARDEN, LLC, hereinafter called Grantor, has this day bargained and sold and do by these presents sell, transfer and convey unto KEVIN WILLIAMS and wife, EMILY WILLIAMS, hereinafter called Grantees, their heirs and assigns, that certain tract or parcel of land situated, lying and being in the 3rd Civil District of Clay County, Tennessee, and more particularly described as follows, to-wit:

TRACT #22A

Beginning at a 1/2" Rebar (New), said Rebar being located in the northern right-of-way of Cedar Hill Road (30' right-of-way), being the southwest corner of Kevin & Emily Williams (DB.101/P.375) and being the northwest corner of the herein described tract;

Thence, leaving said Cedar Hill Road and with the southern line of said Williams, N 85°51'05" E, 172.29' to a Concrete Monument (Old), said Concrete Monument being located in the southern line of U.S. Corps. of Engineers and being the northeast corner of the herein described tract;

Thence, leaving the southern line of said Williams and with the southern line of U.S. Corps. of Engineers, S 57°07'35" E, 66.22' to a 1/2" Rebar (New);

Thence, leaving the southern line of said U.S. Corps. of Engineers and severing the land of Marden, LLC (DB.112/P.204), S 73°14'17" W, 163.68' to a 1/2" Rebar (New), said Rebar being located in the northern right-of-way of said Cedar Hill Road, being the beginning of a curve to the right with a radius of 824.10', an arc length of 37.98', a chord bearing and distance of N 45°52'32" W, 37.98', and being the southwest corner of the herein described tract;

Thence, leaving the newly created severance line and with the northern right-of-way

MAP 411M TRANSFERRED  
G. B. CM HLN P 80.00  
BILLY R. SMITH  
ASSESSOR OF PROPERTY APPROVED

of said Cedar Hill Road for the following three (3) calls: 1.) Along the arc of the above described curve, 37.98' to a point; 2.) N 44°33'19" W, 35.74' to a point, said point being the beginning of a curve to the right with a radius of 5252.79', an arc length of 26.28', a chord bearing and distance of N 44°24'43" W, 26.28'; and 3.) Along the arc of the above described curve, 26.28' to the point of beginning, containing **10,679 Square Feet or 0.25 Acres by Survey**. Actual field survey performed under the direct personal supervision of Taylor Dillehay, R.L.S. # 2597, Whittenburg Land Surveying, LLC, 214 East Stevens Street, Cookeville, Tennessee on May 13, 2020.

**TRACT #22B**

Beginning at a 1/2" Rebar (New), said Rebar being located in the northern right-of-way of Cedar Hill Road (30' right-of-way), being S 45°01'08" E, 100.00' from the southwest corner of Kevin & Emily Williams (DB.101/P.375) and being the northwest corner of the herein described tract;

Thence, leaving said Cedar Hill Road and severing the land of Marden, LLC (DB.112/P.204), N 73°14'17" E, 163.68 to a 1/2" Rebar (New), said Rebar being located in the southern line of U.S. Corps. of Engineers and being the northeast corner of the herein described tract;

Thence, leaving the newly created severance line and with the southern line of U.S. Corps. of Engineers, S 57°07'35" E, 66.23' to a 1/2" Rebar (New), said Rebar being the southeast corner of the herein described tract;

Thence, leaving the southern line of said U.S. Corps. of Engineers and severing the land of Marden, LLC, S 61°03'49" W, 154.25' to a 1/2" Rebar (New), said Rebar being located in the northern right-of-way of said Cedar Hill Road, being the beginning of a curve to the right with a radius of 824.10', an arc length of 100.06', a chord bearing and distance of N 50°40'28" W, 100.00' and being the southwest corner of the herein described tract;

Thence, leaving the newly created severance line and with the northern right-of-way of said Cedar Hill Road, along the arc of the above described curve, 100.06' to the point of beginning, containing **11,395 Square Feet or 0.26 Acres by Survey**. Actual field survey performed under the direct personal supervision of Taylor Dillehay, R.L.S. # 2597, Whittenburg Land Surveying, LLC, 214 East Stevens Street, Cookeville, Tennessee on May 13, 2020.

**TRACT #22C**

Beginning at a 1/2" Rebar (New), said Rebar being located in the northern right-of-way of Cedar Hill Road (30' right-of-way), being S 47°50'48" E, 199.76' from the southwest corner of Kevin & Emily Williams (DB.101/P.375) and being the southwest corner of the herein described tract;

Thence, leaving said Cedar Hill Road and severing the land of Marden, LLC (DB.112/P.204), N 61°03'49" E, 154.25' to a 1/2" Rebar (New), said Rebar being located in the southern line of U.S. Corps. of Engineers and being the northwest corner of the herein described tract;

Thence, leaving the newly created severance line and with the southern line of U.S. Corps. of Engineers, S 57°07'35" E, 66.22' to a 1/2" Rebar (New), said Rebar being the northeast corner of the herein described tract;

Thence, leaving the southern line of said U.S. Corps. of Engineers and severing the land of Marden, LLC, S 49°12'11" W, 139.14' to a 1/2" Rebar (New), said Rebar being located in the northern right-of-way of said Cedar Hill Road, being the beginning of a curve to the right with a radius of 229.66', an arc length of 31.89', a



chord bearing and distance of N 62°46'53" W, 31.86' and being the southeast corner of the herein described tract;

Thence, leaving the newly created severance line and with the northern right-of-way of said Cedar Hill Road for the following three (3) calls: 1.) Along the arc of the above described curve, 31.89' to a point; 2.) N 58°48'13" W, 1.40' to a point, said point being the beginning of a curve to the right with a radius of 824.10', an arc length of 66.89', a chord bearing and distance of N 56°28'42" W, 66.87'; and 3.) Along the arc of the above described curve, 66.89' to the point of beginning, containing **11,291 Square Feet or 0.26 Acres by Survey**. Actual field survey performed under the direct personal supervision of Taylor Dillehay, R.L.S. # 2597, Whittenburg Land Surveying, LLC, 214 East Stevens Street, Cookeville, Tennessee on May 13, 2020.

TRACT #22D

Beginning at a 1/2" Rebar (New), said Rebar being located in the northern right-of-way of Cedar Hill Road (30' right-of-way), being S 51°24'05" E, 298.60' from the southwest corner of Kevin & Emily Williams (DB.101/P.375) and being the southwest corner of the herein described tract;

Thence, leaving said Cedar Hill Road and severing the land of Marden, LLC (DB.112/P.204), N 49°12'11" E, 139.14' to a 1/2" Rebar (New), said Rebar being located in the southern line of U.S. Corps. of Engineers and being the northwest corner of the herein described tract;

Thence, leaving the newly created severance line and with the southern line of U.S. Corps. of Engineers, S 57°07'35" E, 66.23' to a 1/2" Rebar (New), said Rebar being the northeast corner of the herein described tract;

Thence, leaving the southern line of said U.S. Corps. of Engineers and severing the land of Marden, LLC, S 32°52'25" W, 86.19' to a 1/2" Rebar (New), said Rebar being located in the northern right-of-way of said Cedar Hill Road, being the beginning of a curve to the right with a radius of 229.66', an arc length of 116.75', a chord bearing and distance of N 81°19'21" W, 115.50' and being the southeast corner of the herein described tract;

Thence, leaving the newly created severance line and with the northern right-of-way of said Cedar Hill Road, along the arc of the above described curve, 116.75' to the point of beginning, containing **9,532 Square Feet or 0.22 Acres by Survey**. Actual field survey performed under the direct personal supervision of Taylor Dillehay, R.L.S. # 2597, Whittenburg Land Surveying, LLC, 214 East Stevens Street, Cookeville, Tennessee on May 13, 2020,

And being a portion of the lands conveyed to Marden, LLC, from ROCO, LLC, by Special Warranty Deed dated June 25, 2019, and recorded in Deed Book 112, pages 204-216, Register's Office of Clay County, Tennessee.

Subject to the reservation of right to widen Cedar Hill Resort Road to accommodate two-way traffic as reserved in that deed from Raymond I Roberts and Richard R. Roberts to Pinehill Boat Sales Inc., a Tennessee corporation, dated December 30, 1996, and recorded in Deed Book 65, page 80, Register's Office of Clay County, Tennessee.

Subject to such water lines as may cross through the subject property for obtaining water from Dale Hollow Lake, an example of which is recorded in Deed Book 21, page 522, Register's Office of Clay County, Tennessee.

Subject to matters depicted and/or disclosed on the map recorded in Plat Book 1, page 267, Register's Office of Clay County, Tennessee.

Subject to matters depicted and/or disclosed on plat maps recorded in Plat Book 1, page 745, and in Plat Book 1, page 746, Register's Office of Clay County, Tennessee.


May be subject to a sewer easement connecting this tract and/or other tracts to the sewer treatment facility located on or near Tract #28.

Subject to that certain Grant of Utility Line Easement from Marden, LLC to Tri-County Electric Membership Corporation dated October 29, 2019, and filed for record on February 27, 2020, and recorded in Deed Book 113, pages 696-697, Register's Office of Clay County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. And MARDEN, LLC, does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, have a good and lawful right to convey it, and the same is unencumbered. And MARDEN, LLC, does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, witness my hand on this the 19 day of August, 2020.

MARDEN, LLC

By:   
DENNIS E. WILBERT, Member/Manager

STATE OF TENNESSEE

COUNTY OF CLAY

Before me, the undersigned authority in and for said County and State, personally appeared DENNIS E. WILBERT, with whom I am personally acquainted, and who upon oath acknowledged himself to be the member/manager of the MARDEN, LLC, the within named bargainer, a Tennessee Limited Liability Company, and that he as such member/manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Tennessee Limited Liability Company by himself as a Member/Manager.

Witness my hand and official seal this 19 day of August 2020.

  
NOTARY PUBLIC

My Commission Expires: 9/20/2021

I, or we Swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$200,000.00, whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Misty Grace  
AFFIANT

Sworn to and subscribed to before me this 28 day of August 2020.

Brenda Browning, Register  
NOTARY PUBLIC

My Commission Expires: 9-1-2022



BK/PG: WD114/726-730  
**20000935**

5 PGS:AL-WARRANTY DEED	
BRENDA BATCH: 20636	
08/20/2020 - 12:01:22 PM	
VALUE	200000.00
MORTGAGE TAX	0.00
TRANSFER TAX	740.00
RECORDING FEE	25.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	768.00

STATE OF TENNESSEE, CLAY COUNTY  
**BRENDA BROWNING**  
REGISTER OF DEEDS