

This instrument prepared by:
Christopher Cantrell, Attorney At Law
1095 South Walnut Avenue
Ste C.
Cookeville, TN 38501
(931) 854-9377
2021-17670-2/

ASSESSOR OF PROPERTY
PUTNAM COUNTY
MAP 104 GR _____ PAR 13.00
COMPLETE PART OF

above for recording information

WARRANTY DEED

THIS DEED, made and entered into as of April 5, 2021 by and between **Marvin D. Bobbitt and Brenda J. Bobbitt, husband and wife** hereinafter known as the Party of the First Part, and, **Jeffrey Burnette and Mary Burnette, husband and wife**, hereinafter known as the Party of the Second Part;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Party of the First Part has bargained and sold and does hereby grant and convey unto the Party of the Second Part, their heirs and assigns, with covenants of general warranty of title, the following described property:

Property 1:
Tax ID#: Map 104, Parcel 013.00

SITUATED, LYING AND BEING in the FOURTH (4th) Civil District of Putnam County, Tennessee and being more particularly described as follows:

Lot 16, Block 48, in Cumberland Cove Unit 6, a Subdivision according to the plat thereof, as recorded in Plat Book A, Slides 130-137, Register's Office for Putnam County, Tennessee, to which reference is hereby made for a more complete and accurate description. Subject to the Maintenance Declaration for Cumberland Cove, recorded in Book 348, Page 161; Subject to the Bylaws of Cumberland Cove Property Owners' Association Inc., recorded in Book 443, Page 583; Book 510, Page 411; Book 527, Page 733; Book 788, Page 110; Book 827, Page 598; Book 844, Page 207; Book 885, Page 197; Book 894, Page 153; Book 950, Page 671; Book 1173, Page 67 and Book 1217, Page 575; Subject to the Declaration of Covenants and Restrictions, recorded in Book 274, Page 465; Book 280, Page 639; Book 402, Page 289 and Book 443, Page 561 and amendment in Book 280, Page 635; Book 298, Page 743; Book 298, Page 749; Book 298, Page 755; Book 348, Page 327 and Book 354, Page 320; and further subject to the plat of record in Plat Book A, Slides 130-137, in the official records of Putnam County, Tennessee.

Being the same property conveyed to Marvin D. Bobbitt and Brenda J. Bobbitt, as Joint Tenants with full rights of survivorship and not as Tenants in Common by Warranty Deed dated January 28, 1992 from Cumberland Cove, Inc., a Tennessee corporation, recorded February 20, 1992, in Book 325, Page 91, in the Official Records of Putnam County, Tennessee.

TO HAVE AND TO HOLD unto the Party of the Second Part, their heirs and assigns, forever. The Party of the First Part, for themselves, their successors and assigns, covenant that they are lawfully seized and possessed of the property hereby conveyed; that they have a good and lawful right to convey the same; that said property is free and clear of any encumbrance, except as herein stated; that they will execute such further assurances of title as may be reasonably required, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

It is expressly agreed by the parties hereto that all taxes for the year 2020 shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS the following signatures on this day and year first above written.

GRANTOR(S):


Marvin D. Bobbitt

Brenda J. Bobbitt

STATE OF Tennessee
COUNTY OF Sumner

On this 5 day of April, 2021, before me personally appeared Marvin D. Bobbitt and Brenda J. Bobbitt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5 day of April, 2021.


Notary Signature

My commission expires: August 27, 2022



STATE OF TENNESSEE
COUNTY OF PUTNAM

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$13,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Witness my hand, at office, this 5th day of April, 2021.


Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this 5th day of April, 2021.

My commission expires:

10-18-2022


Notary Public



NAME AND ADDRESS OF PROPERTY OWNER:

Jeffrey Burnette and Mary Burnette
398 Alder Grove Ct.
North Las Vegas, NV 89081

PARTY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:

Same as owner.

Harold Burris, Register
Putnam County
Rec #: 192618 Instrument #: 255235
Rec'd: 10.00 Recorded
State: 49.95 4/8/2021 at 10:52 AM
Clerk: 1.00 in Record Book
Other: 2.00 1293
Total: 62.95 PGS 381-382