

THIS CONVEYANCE WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND WITH INFORMATION PROVIDED BY THE PARTIES HEREIN. THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR GUARANTEES AS TO THE CONDITION OF TITLE.

Prepared by:  
Integrity Title & Escrow, LLC  
380 S. Lowe Ave.  
Cookeville, TN 38501

SEND TAX BILLS TO:

Name Mark Anthony  
Address RD, Box 770451  
Wintona, GA 30189 ZIP 30777

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That We, **Mark Anthony and wife, Ruth Anne Anthony**, in consideration of **ONE (\$1.00) DOLLAR** in hand paid, do hereby remise, release and forever quitclaim unto **Mark Anthony and Ruth Anne Anthony as Co-Trustees of the Anthony Family Revocable Living Trust u/a dated January 23, 2008**, and its assigns all our right, title, interest and estate, legal and equitable, in and to the following described tract or parcel of land located in the NINTH CIVIL DISTRICT OF OVERTON COUNTY, TENNESSEE, to-wit:

Lying and being in the 9<sup>th</sup> Civil District of Overton County, Tennessee, and Being Tract #1 of "THE LEDGES AT WHITE OAK FLAT" being a development of J.J. DETWEILER ENTERPRISES, INC., and being depicted on a survey plat prepared by Christopher M. Vick d/b/a Vick Surveying R.L.S. #2164 and being of record in Plat Cabinet, Folder 184-A, of the Register's Records for Overton County, Tennessee, and being further described as follows:

Beginning AT THE MOST Northeast corner and being at the centerline of White Oak Road and being a common corner with Tract #2; thence South 84 deg. 26 min. 33 sec. West 810.24 feet to a Hickory in the Hopper boundary line and being the most Northwest corner; thence South 24 deg. 27 min. 45 sec. East 539.25 feet to a Beech and being the most Southern corner; thence North 48 deg. 06 min. 05 sec. East 762.50 feet to the centerline of White Oak Road; thence with the centerline of White Oak Road, North 14 deg. 32 min. 19 sec. East 62.08 feet to the point of beginning and containing 5.05 acres more or less.

EASEMENT: The above described Eastern boundary line is the centerline of WHITE OAK ROAD. The Grantor reserves a permanent easement being twenty-five (25) feet from the centerline and running parallel to the centerline of the Road for the purpose of a route of ingress and egress (public or private roads) as well as rights for underground utilities parallel to the centerline of WHITE OAK ROAD. The reserved easement is for purposes of ingress and egress to all tracts of the development known as "THE LEDGES AT WHITE OAK FLATT"

UTILITY EASMENT: The Grantor reserves a permanent utility easement of ten (10) feet running parallel to the adjoining road right of way line of each lot or tract that is depicted on the master subdivision/development plat and as described above. The utility easement may be for use for water lines, natural gas lines, overhead or underground electric or related utilities. In addition to the permanent easement an additional five (5) feet beyond the permanent utility easement is reserved as a temporary construction and maintenance easement for said utilities. The total width of permanent and temporary easements is fifteen (15) feet from the right of way line of the road that adjoins each lot or tract with said easements running parallel to the road right of way line. These described permanent and temporary easements shall attach to and run with the land. The easement shall include the right to enter on the lands of Grantee at the location of the easement for initial construction of utilities as well as maintenance and repair of utilities by both private and public utility companies, including East Fork Utility District or its successors or contractors.

It is also subject to the DECLARATION OF PROTECTIVE COVENANTS, ROADS AND COMMON LANDS for "THE LEDGES AT WHITE OAK FLAT" which has been placed or record in the Register's Office for Overton County, Tennessee, in Deed Book 304, Page 291.

This property is all or a portion of that listed on Tax Map 110, Parcel 28.23

THE PREVIOUS AND LAST conveyance being a Warranty Deed from Georgette H. Calvette to Mark Anthony and wife, Ruth Anne Anthony of record in Record Book 26, page 215, in the Register's Office of Overton County, Tennessee.

IN TESTIMONY WHEREOF, we have hereunto set our hands, this the 10 day of March, 2014.

[Signature]  
Mark Anthony

[Signature]  
Ruth Anne Anthony

STATE OF TENNESSEE )  
COUNTY OF PUTNAM )

PERSONALLY APPEARED before me, Suzanne R. Nagy,  
Notary Public of this county, Mark Anthony and wife, Ruth Anne Anthony, the within  
named bargainer, 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, at office, this 10 day of April, 2014.

[Signature]  
NOTARY PUBLIC

My Commission Expires:



SUZANNE R. NAGY  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE151904  
Expires 3/3/2016

STATE OF TENNESSEE )  
COUNTY OF PUTNAM )

The actual consideration or value whichever is greater, for this transfer is \$0.00.

AFFIANT [Signature]

Subscribed and sworn to before me, this the 10 day of April, 2014.

[Signature]  
NOTARY PUBLIC - REGISTER

My Commission Expires:

3/3/2016



SUZANNE R. NAGY  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE151904  
Expires 3/3/2016

Franklin D. "Peck" Smith, Register  
Overton County

Rec #: 28959      Instrument #: 39321  
Rec'd: 10.00      Recorded  
State: 0.00      5/14/2014 at 10:09 AM  
Clerk: 0.00      in Record Book  
Other: 2.00      134  
Total: 12.00      Pgs 745-746