

Prepared By: Lakeway Title Services
840 West First North Street
Morristown, TN 37814

WARRANTY DEED

THIS INDENTURE, Made this 20th day of December, 2021, between **JOHNNY ASHER, II, First Party(ies)**, and **JAMES D. GARRISON and wife, VIRGINIA D. SHOWERS, tenants by the entirety, Second Party(ies)**.

WITNESSETH:

That said First Parties, for and in consideration of the sum of ONE AND NO/100ths DOLLARS (\$1.00) and other good and valuable consideration to me in hand paid by Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed, and does hereby grant, bargain, sell and convey unto said Second Party the following described premises, to wit:

SITUATE in the Second Civil District of Grainger County, Tennessee and described as follows:

LOCATED on the South side of Clinch Mountain, being a part of the boundary purchased of D. L. Jarvis and wife, which is a part of the John Nuckles 300 acre entry, said boundary being bounded as follows:

BEGINNING on a stake in U.S. Highway No. 25E; thence Northward by a pine stump, formerly a stooping pine with a line made to McDaniel to Rhea an Steadman's corner on the top of said Clinch Mountain; thence westward with the meanders of the top of said Mountain to a stake in M.S. Scarce's line which line is a conditional line me by Nuckles and Lane; thence Southward with said conditional line to the highway; thence Eastward with meanders of said Highway to the BEGINNING. Containing about 50 acres, more or less, excepting that land deeded for road purposes.

Being the same real estate conveyed to Johnny Asher, II by Warranty Deed of Burney W. Mackey, Jasper T. Mackey, Margaret V. Becker, Darlene Mackey, Doris Mackey and Ralph M. Becker, dated September 28, 1988 and of record in the Register's Office of Grainger County, Tennessee in Warranty Deed Book 165, Page 1317.

THIS CONVEYANCE is made and accepted SUBJECT TO right-of-way to State of Tennessee for 0.169 acre recorded in Warranty Deed Book 144, Page 605 and right-of-way to State of Tennessee for 4.380 acres recorded in Warranty Deed Book 131, Page 481 in the Register's Office of Grainger County, Tennessee.

TO HAVE AND TO HOLD UNTO SAID **JAMES D. GARRISON and wife, VIRGINIA D. SHOWERS, tenants by the entirety**, his/her/their heirs and assigns, the hereinabove described real estate together with all the hereditaments and appurtenances thereunto appertaining as an estate in fee simple forever.

AND I/WE COVENANT with **JAMES D. GARRISON and wife, VIRGINIA D. SHOWERS, tenants by the entirety**, his/her/their heirs and assigns, that I/we are lawfully seized and possessed of the hereinafter described real estate, that I/we have a good and lawful right to sell and convey the same, and that it is unencumbered except as maybe hereinafter set out, and that I/we will warrant and forever defend the title thereto against the lawful claims of all persons whomsoever.

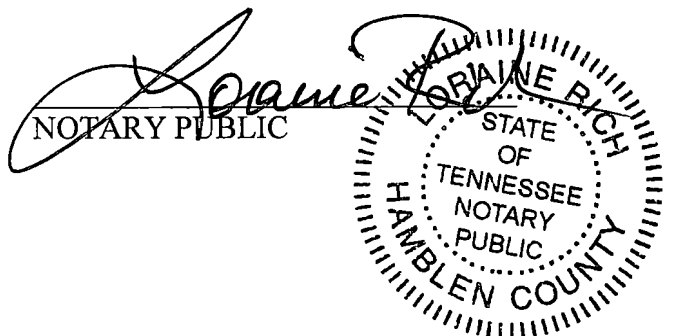
Witness my hand this 20th day of December, 2021.

Johnny Asher, II
JOHNNY ASHER, II

STATE OF TENNESSEE
COUNTY OF HAMBLLEN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainor, **JOHNNY ASHER, II**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained and expressed.

WITNESS my hand and official seal at office in said County this 30th day of December, 2021.



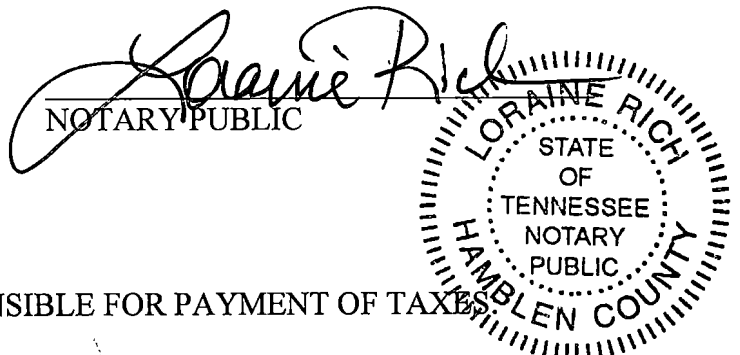
MY COMMISSION EXPIRES:
8/25/2025

I OR WE HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$56,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James D. Garrison
AFFIANT

STATE OF TENNESSEE
COUNTY OF HAMBLLEN

Sworn to and Subscribed before me this 30th day of December, 2021.



MY COMMISSION EXPIRES:
8/25/2025

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES

JAMES D. GARRISON and wife, VIRGINIA E. SHOWERS

NAME
451 County Road 213, Athens, TN. 37303
ADDRESS

Tax Map No.: Tax Map 21// Parcel 26.01

BK/PG: IN401/1134-1135	
22000068	
2 PGS:AL-WARRANTY DEED	
KAREN BATCH: 58025	01/06/2022 - 01:03:14 PM
VALUE	56100.00
MORTGAGE TAX	0.00
TRANSFER TAX	208.57
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	221.57
STATE OF TENNESSEE, GRAINGER COUNTY	
RICK DIAMOND	