

WARRANTY DEED

THIS DEED, made and entered as of the 12th day of January, 2018, by and between **MARY ANN BARBARA PEACH, AKA MARY ANN B. PEACH, WIDOW**, party of the first part; and **BENJAMIN M. PARPARIAN AND WIFE, BARBARA L. KENT**, parties of the second part.

WITNESSETH

That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration to him in hand paid by the said parties of the second part, the receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed and do hereby grant, bargain, sell and convey unto the said parties of the second part, the following described premises,

PARCEL ONE: SITUATE in the Third Civil District of Hawkins County, Tennessee, and being **PART OF TRACTS 4, 5 AND 15 OF R. M. SOBEL ESTATE**, as shown on map or plat entitled "Part of Tracts 5, 3, 4, 15 & 16, R.M. Sobel Estate", dated January 8, 1986, part of Tract 15, revised July 15, 1986, Scale 1" = 300', and being more particularly described as follows:

BEGINNING at a point in the centerline of a 50-foot right-of-way, common corner for Part of 15 and Part of 3 & 4 as shown on the aforesaid map or plat; thence along the division line between Part of 3 & 4 and Part of 4 & 5 herein described, S. 33-26 W., 2,072.71 feet to a point in the line of lands now or formerly of Levitt Development Corporation, common corner for Part of 3 & 4 and Part of 4 & 5; thence along the line of Levitt Development Corporation, N. 87-08 E., 651.07 feet to a point, common corner for Part of 4 & 5 herein described and Part of Tract 5; thence along the line of Part of Tract 5, N. 33-51 W., 2,332.62 feet to a point in the centerline of a road; thence along the centerline of said road; N. 07-33 W., 129.87 feet; N. 24-13 W., 39.99 feet; N. 53-50 W., 58.76 feet; N. 64-26 W., 89.40 feet; N. 68-59 W., 84.72 feet; N. 60-53 W., 146.75 feet; N. 72-09 W., 114.23 feet; and N. 38-10 W., 21.97 feet; thence leaving the centerline of said road and going along the division line between Parts of 15; S. 62-29 W., 16.71 feet; S. 78-28 W., 311.72 feet to an elm; and S. 55-54 W., 140.30 feet to a hickory, common corner for Part of 15 herein described and Part of 15; thence along the division line between Parts of 15, S. 49-32 E., 323.23 feet; S. 37-53 E., 105.38 feet; and S. 33-00 E., 227.69 feet to a point in the centerline of a 50-foot right-of-way, common corner for Part of 15 and Part of 3 & 4, the point of **BEGINNING**, and containing 35.29 acres, more or less.

This Instrument Was Prepared By:
POINT & KEETON, PC
Attorneys at Law
115 E. Washington St.
Rogersville, TN 37857

**PREPARER MAKES NO REPRESENTATION AS TO TITLE. FAILURE TO PROPERLY
RECORD THIS INSTRUMENT MAY JEOPARDIZE YOUR RIGHTS IN SUBJECT PROPERTY.**

Being the same property conveyed to Clifford J. Peach and wife, Mary Ann B. Peach, by deed of James I. Wise dated April 7, 1989, and of record in Deed Book 321, page 706, in the Register's Office for Hawkins County, Tennessee, to which reference is hereby made.

PREMISES SUBJECT to the following restrictions: No mobile home (single or double wide), basement, tent, shack, garage or any temporary structure can be placed on the property or used as a residence of any kind can be built or placed or any trees larger than six inches at the base can be removed from the property located north of the restrictive line as shown on the aforesaid map or plat. These conditions and restrictions are for the benefit of the property owner(s) of Tracts 11, 13 and 14, referred to in Deed Book 391, page 369, in the Register's Office for Hawkins County, Tennessee, to which reference is hereby made, and survey called the "R.M. Sobel Estate", by surveyor Murrell Weems, dated September 15, 1984, to which reference is hereby made. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants, either for injunctive relief or to recover damages therefor.

ALSO CONVEYED is a non-exclusive 50-foot right-of-way from Price Road to the premises herein described, the centerline of which is described as follows: **BEGINNING** at the point of intersection of the centerline of the right-of-way here described with the centerline of Price Road, common corner for Part of 3 and Part of 16 as shown on the aforesaid map or plat; thence along the division line between Part of 16 and Part of 3; N. 78-02 E., 165.71 feet; N. 68-51 E., 46.03 feet; N. 68-44 E., 195.20 feet; N. 64-22 E., 200.73 feet; N. 78-09 E., 58.91 feet; S. 88-31 E., 85.16 feet; N. 75-07 E., 56.91 feet; N. 49-30 E., 42.56 feet; N. 41-41 E., 96.55 feet; N. 55-35 E., 61.54 feet; and N. 63-17 E., 118.18 feet to a point, common corner for Part of 3 and Part 3 & 4; thence along the division line between Part of 3 & 4 and Part of 16, N. 63-17 E., 80.00 feet to a point, common corner for Part of 16 and Part of 15; thence along the division line between Part of 3 & 4 and Part of 15: N. 65-35 E., 143.81 feet; N. 57-35 E., 131.52 feet; N. 49-51 E., 64.48 feet; N. 53-16 E., 40.21 feet; N. 80-53 E., 41.21 feet; S. 88-04 E., 123.51 feet; N. 65-32 E., 44.61 feet; N. 26-20 E., 236.22 feet; N. 48-48 E., 39.41 feet; and N. 66-34 E., 18.75 feet to a point, common corner for Part of 3 & 4 and Part of 15 (the point of beginning of the aforesaid property description), the point of **TERMINATION**.

Premises **SUBJECT** to use of 50-foot right-of-way as shown by survey in favor of all the land owners of those premises adjacent to or near the premises who are entitled to use same.

Premises **SUBJECT** to a 25-foot right-of-way along the road which runs northwesterly from the aforesaid 50-foot right-of-way to Part of 15 which is (now or formerly) owned by Robert P. H. Kay et ux as a means of ingress and egress to and from same as set out in the aforesaid deed from Robert P. H. Kay et ux to James I. Wise, to which reference is hereby made.

PARCEL TWO: **SITUATE** in the Third Civil District of Hawkins County, Tennessee, being a 49.14 acre tract designated as Part of 3 & 4 on map or plat entitled "PART OF TRACTS 5, 3, 4, 15 & 16 R.M. SOBEL ESTATE", drawn by Murrell Weems, Surveyor, Tennessee License No. 285, P. O. Box 304, Rogersville, Tennessee 37857, dated January 8, 1986, part of Tract 15 revised July 15, 1986, Scale 1" = 300', to which reference is hereby made, and being more particularly described as follows:

BEGINNING at a point in the centerline of a road (50-foot right-of-way), common corner for the premises here described and a 35.29 acre tract designated as Part of 4 & 5; thence along the division line between the premises here described and Part of 4 & 5, S. 33-26 E., 2,072.71 feet to a point in the line of Levitt Dev. Corp., common corner for the premises here described and Part of 4 & 5; thence along the line of

Levitt Dev. Corp.: S. 87-08 W., 66.83 feet to a concrete marker; and S. 43-56 W., 1,285.08 feet to a point, common corner for the premises here described and a 32.00 acre tract designated as Part of 3; thence along the line of Part of 3: N. 19-11 W., 2,100.35 feet to an iron pin (new); and N. 34-48 W., 270.24 feet to a point in the centerline of the aforesaid road, common corner for Part of 3 and the premises here described; thence along the centerline of said road, N. 65-35 E., 122.72 feet to a point; N. 57-35 E., 131.52 feet to a point; N. 49-51 E., 64.48 feet to a point; N. 53-16 E., 40.21 feet to a point; N. 80-53 E., 41.21 feet to a point; S. 88-04 E., 123.51 feet to a point; N. 65-32 E., 44.61 feet to a point; N. 26-20 E., 236.22 feet to a point; N. 48-48 E., 39.41 feet to a point; and N. 66-34 E., 18.75 feet to a point, common corner for the premises here described and Part of 4 & 5, the point of BEGINNING, and containing 49.14 acres, more or less. The aforesaid premises constitute a part of Tax Parcel Identification No. 085-044.00, in the Hawkins County Tax Assessor's Office.

ALSO CONVEYED HERewith is a non-exclusive 50-foot right-of-way from Price Road to the premises herein described, the centerline of which is described as follows: BEGINNING at the point of intersection of the centerline of Price Road with the centerline of the 50-foot right-of-way as shown on the aforesaid map or plat; thence along the division line between Part of 16 and Tract 2-C, N. 78-02 E., 165.71 feet; N. 68-51 E., 46.03 feet to a point; N. 68-44 E., 195.20 feet to a point; N. 64-22 E., 200.73 feet to a point; N. 78-09 E., 58.91 feet to a point; S. 88-31 E., 85.16 feet to a point, common corner for Tract 2-C and Part of 3; thence along the division line between Part of 16 and Part of 3: N. 75-07 E., 56.91 feet to a point; N. 49-30 E., 42.56 feet to a point; N. 41-41 E., 96.55 feet to a point; N. 55-35 E., 61.54 feet to a point; and N. 63-17 E., 198.18 feet to a point, common corner for Part of 16 and Part of 15; thence along the division line between Part of 3 and Part of 15, N. 65-35 E., 21.09 feet to a point, common corner for Part of 3 and Part of 3 & 4; thence along the division line between Part of 3 & 4 and Part of 15: N. 65-35 E., 122.72 feet to a point; N. 57-35 E., 131.52 feet to a point; N. 49-51 E., 64.48 feet to a point; N. 53-16 E., 40.21 feet to a point; N. 80-53 E., 41.21 feet to a point; S. 88-04 E., 123.51 feet to a point; N. 65-32 E., 44.61 feet to a point; N. 26-20 E., 236.22 feet to a point; N. 48-48 E., 39.41 feet to a point; and N. 66-34 E., 18.75 feet to a point, common corner for Part of 15, Part of 3 & 4, Part of 4 & 5 and Part of 15, the point of TERMINATION.

Premises SUBJECT to use of 25-foot right-of-way along the northern boundary of the aforesaid premises, as shown by survey, in favor of all the land owners of those premises adjacent to or near the premises in question who are entitled to use same.

Premises SUBJECT to the following restrictions: No mobile home (single or double wide), basement, tent, shack, garage, or any temporary structure can be placed on the property or used as a residence, either temporarily or permanently. These conditions and restrictions are for the benefit of the property owner(s) of Tracts 11, 13 and 14, referred to in Deed Book 291, page 369, in the Register's Office for Hawkins County, Tennessee, to which reference is hereby made, and survey called the "R. M. Sobel Estate", by surveyor Murrell Weems, dated September 15, 1984, to which reference is hereby made. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants, either for injunctive relief or to recover damages therefor.

Being the same property conveyed to Clifford J. Peach and wife, Mary Ann B. Peach, by deed of Robert P. H. Kay and wife, Nancy Poole Kay, dated July 18, 1990, and of record in Deed Book 331, page 847, in the Register's Office for Hawkins County, Tennessee.

PARCEL THREE: SITUATE in the Third Civil District of Hawkins County, Tennessee, South of Poor Valley Creek, being a part of Tracts 5 and 12 on map entitled "Part of Tracts 4, 5, 9 & 12 and all of Tract 7", drawn by Murrell Weems, Surveyor, dated March 7, 1986, and being more particularly described as follows: BEGINNING at a point which is 717.90 feet from a concrete marker on a call of S. 87 deg. 08 min. W., said concrete marker is at the southwestern terminus of a 2.71 acre strip of land as shown on said map, said beginning point being the

southwestern corner for the property herein described; thence N. 39 deg. 50 min. E., 721.48 feet; thence N. 31 deg. 48 min. 26 sec. W., 2,032.76 feet; thence N. 79 deg. 16 min. W., 348.64 feet; thence N. 75 deg. 38 min. E., 528.61 feet; thence S. 43 deg. 16 min. E., 95.37 feet to a point in the centerline of an existing road right-of-way; thence with the centerline of said right-of-way, S. 64 deg. 26 min. E., 20.18 feet; S. 53 deg. 50 min. E., 58.76 feet; S. 24 deg. 13 min. E., 39.99 feet; S. 07 deg. 33 min. E., 129.87 feet; thence leaving the centerline of said right-of-way, S. 33 deg. 51 min. E., 2,332.62 feet to the point of BEGINNING, containing 40.00 acres, more or less.

SUBJECT to the use (now or formerly) of Stephen A. Nelson et ux to the use of all rights-of-way as a means of ingress and egress to other lands (now or formerly) owned by them. Specifically, the right of ingress and egress over a non-exclusive 25-foot right-of-way located near the northwest corner of the above described property and running in a southwesterly, then southeasterly direction to where said right-of-way crosses the line of Peach, the western line of same being the following courses and distances, to-wit: S. 64 deg. 26 min. E., 20.18 feet; S. 53 deg. 50 min. E., 58.76 feet; S. 24 deg. 13 min. E., 39.99 feet; and S. 07 deg. 33 min. E., 129.87 feet to where this right-of-way intersects with another right-of-way.

Being the same property conveyed to Clifford James Peach and wife, Mary Ann Barbara Peach, by deed of Stephen A. Nelson and wife, Mary Waldrop-Nelson dated July 18, 1995, and of record in Deed Book 372, page 860, in the Register's Office for Hawkins County, Tennessee.

The said Clifford J. Peach died December 18, 2012. His interest in the above described properties passed to his spouse, Mary Ann B. Peach as the survivor of a tenancy by the entireties.

Being Tax Parcel Identification No. 085-085-044.04

With the hereditaments and appurtenances thereto appertaining.

The party of the first part and parties of the second part do hereby agree to prorate the 2018 tax amounts of the real estate property herein described.

TO HAVE AND TO HOLD the said premises to the said parties of the second part, their heirs and assigns forever.

AND THE said party of the first part, for herself, and for her heirs, Executors, Administrators, successors or assigns, does hereby covenant with the said parties of the second part, their heirs and assigns, that she is lawfully seized of the property above conveyed, and she has full power, authority and right to convey the same, that said premises are free from all encumbrances, except as hereinabove set out and the lien of the real property taxes for the current year; and that she will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever. In addition, this conveyance is made expressly subject to all covenants, conditions, encumbrances and reservations contained in former deeds and other instruments of record applicable to said property and to any easements apparent from inspection of said property.

IN WITNESS WHEREOF, the said party of the first has hereunto set her hand and seal on the day and year first above written.

Mary Ann Barbara Peach
MARY ANN BARBARA PEACH

STATE OF TENNESSEE
COUNTY OF HAWKINS

On this day, before me, the undersigned authority, a Notary Public in and for said the State and County, personally appeared, **MARY ANN BARBARA PEACH, AKA MARY ANN B. PEACH**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS, my hand and official seal at office, this 12th day of January, 2018.



Tammy R Clark
NOTARY PUBLIC

My commission expires: 4-4-21

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 363,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

B. M. B.
AFFIANT

Sworn to and subscribed before me this 12th day of January, 2018.

Tammy R Clark
NOTARY PUBLIC

My commission expires: 4-4-21

Taxpayer/Property Owner:
BENJAMIN M. PARPARIAN AND BARBARA L. KENT
1000 Mandarin Isle
Fort Lauderdale, FL 33315
(address)

Warranty Deed - Benjamin Parparian/trc



BK/PG: 1260/28-32

18000182

5 PGS:AL-WARRANTY DEED	
JUDY BATCH: 111461	
01/12/2018 - 10:10 AM	
VALUE	363000.00
MORTGAGE TAX	0.00
TRANSFER TAX	1343.10
RECORDING FEE	25.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1371.10

STATE OF TENNESSEE, HAWKINS COUNTY
JUDY KIRKPATRICK
REGISTER OF DEEDS