



**LOCATED** in the Fourth Civil District of Loudon County, Tennessee, being **LOT 1064** of **RARITY BAY SUBDIVISION, PHASE XI** as same is depicted on the Plats recorded in **Plat Cabinet E, Slides 42 & 43** in the Register's Office for Loudon County, Tennessee, to which Plats specific reference is made for more particular description.

**THIS PROPERTY** is also **SUBJECT** to the following requirement regarding the **Rarity Bay Golf and Country Club** (the "Club"): **Mandatory Social Membership**. The Grantee shall be a "Social Member" of the Club, as such membership is defined in the Membership Plan (the "Plan") for the Club. There shall be only one (1) Social Membership associated with this conveyance of property. If there is more than one Grantee, all co-Grantees shall be subject to the usage requirements established by the Club in the Club's sole discretion from time to time. The Grantee will be subject to the by-laws, rules, regulations, and charges of the Club and shall be responsible for the payment of Social Membership Dues to the Club. The Social Membership shall entitle the Grantee and his or her family and guests to Membership privileges at the Club in accordance with the Plan. The Social Membership includes only limited golfing privileges at the Club as set forth in the Plan, and the Club may eliminate all golf privileges for Social Members in its discretion. Grantee shall have no right of reimbursement or refund for initiation fees or deposits related to the Social Membership, and the Social Membership is non-transferable except in connection with the sale of the property relating to such Social Membership. *[Five additional paragraphs relative to the Social Membership and the Club which are set forth in the deed of acquisition are hereby incorporated into this Exhibit A by reference as if copied herein verbatim.]*

**SUBJECT** to any setback lines, drainage and/or utility easements, conditions and limitations, depicted and/or noted on or attached to the recorded Plats in **Plat Cabinet E, Slides 42 & 43**.

**SUBJECT** to the Master Declaration of Covenants, Conditions and Restrictions for Rarity Bay as recorded in Trust Book 444, Pages 248-286 and as Amended in Trust Book 1057, Pages 890-893; Trust Book 1064, Pages 244-246; and Trust Book 1131, Pages 553-556; **AND SUBJECT** to the Supplemental Declaration of Covenants, Conditions and Restrictions for Rarity Bay, Phase XI, recorded in Trust Book 495, Pages 976-979.

**SUBJECT** to the By-Laws of Rarity Bay Community Association, Inc. recorded in Book 979, Pages 216-256 and amended in Trust Book 1057, Pages 890-893; Trust Book 1064, Pages 244-246; and Trust Book 1131, Pages 553-556.

**SUBJECT** to the Restrictions, Conditions, Limitations, Easements and Development Standards contained and referenced in Deed Book 148, Pages 870-934 to the Tellico Reservoir Development Agency and Deed Book 214, Pages 295 to Tellico Lake Properties, L.P and the release of certain easement rights recorded in Deed Book 230, Page 194.

**SUBJECT** to the terms and conditions of Contract No. TV-60000A between the Tellico Reservoir Development Agency and Tennessee Valley Authority as recorded in Trust

Book 187 Pages 819-932 and Trust Book 205, Page 624; as Amended in Trust Book 340, Pages 149-155; Trust Book 357, Page 229; and Trust Book 395, Page 740.

**SUBJECT** to the Recreational Easement recorded in Deed Book 214, Page 310 and corrected in Deed Book 215, Page 435 and Deed Book 262, Page 887.

**SUBJECT** to Homeowner's Association Dues and Fees or Club Memberships that may apply.

**BEING** the same property conveyed to Ronald K. Luzier and wife, Nancy P. Luzier, by Warranty Deed from RB XI Company, LLC, a Tennessee Limited Liability Company, same recorded May 5, 2004 in Deed Book 284, Pages 621-624, in the Register's Office for Loudon County, Tennessee.

The provisions of Tennessee Code Annotated, Sections 35-5-101 et seq. and 35-5-117 et seq., have been complied with, or they are not applicable.

Substitute Trustee conveys said property only as Substitute Trustee without warranties of title and subject to any unpaid taxes.

In Testimony Whereof, the said Douglas N. Blackwell II, Substitute Trustee, has hereunto set his signature on the day and year first above written.

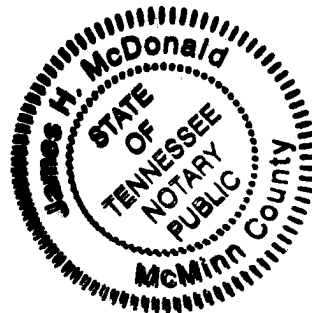
DN Blackwell  
DOUGLAS N. BLACKWELL II  
SUBSTITUTE TRUSTEE

**STATE OF TENNESSEE  
COUNTY OF BRADLEY**

On this 27th day of August, 2013, before me personally appeared DOUGLAS N. BLACKWELL II, SUBSTITUTE TRUSTEE, to me known to be the person described herein and who executed the foregoing instrument for the purposes therein state and that he executed the same as his free act and deed.

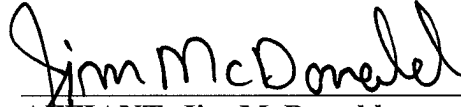
WITNESS my hand and Seal the day and year above written.

Jim McDonald  
NOTARY PUBLIC  
My Commission Expires: 5/23/16



**AFFIDAVIT OF VALUE**

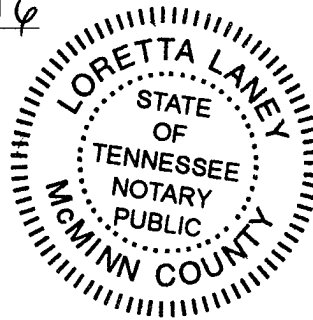
The undersigned hereby makes oath that \$56,050.00 is the greater of the actual consideration or value of the property hereinabove described as of the date of this instrument.

  
\_\_\_\_\_  
AFFIANT, Jim McDonald  
VP Peoples Bank of East Tennessee

SWORN TO AND SUBSCRIBED before me this the 27th day of August, 2013.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 6-21-14



**BK/PG: D364/181-184**

**13007918**

4 PGS : AL - TRUSTEESDEED	
PAM BATCH: 101238	
<b>08/28/2013 - 09:36:57 AM</b>	
VALUE	56050.00
MORTGAGE TAX	0.00
TRANSFER TAX	207.38
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	230.38

STATE OF TENNESSEE, LOUDON COUNTY  
**TRACIE LITTLETON**  
REGISTER OF DEEDS