

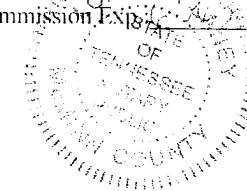
Janie Stiner, Register
 Meigs County
 Rec #: 64951 Instrument #: 31128
 Rec'd: 10.00 Recorded
 State: 580.90 6/5/2017 at 12:49 PM
 Clerk: 1.00 in Warranty Deed Book
 Other: 2.00 W5
 Total: 593.90 Pgs 317-318

The preparer of this document makes no warranty or representations as to the title of the first parties, accuracy of the description or the existence or non-existence of any liens, encumbrances, easements, or other encroachments, or compliance with any planning, zoning or subdivision regulations that affect the property.

the actual consideration or value, whichever is greater, for this transfer is: \$ 157,000.00

Janie Stiner
 AFFIANT
 Subscribed and sworn to before me, this 2nd day of June, 2017.

Second parties must record or ensure this deed is recorded in the Register's Office for the county in which the property lies. Failure to Record may affect your rights in the property.

Janie Stiner
 Notary Public
 Commission Expires 12/31/2018


WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00) and other considerations, all fully paid, **RPM RENOVATIONS, INC., a Tennessee Corporation**, has bargained and sold and do by these presents sell, transfer, and convey unto **PEOPLES BANK OF EAST TENNESSEE, a Tennessee Banking Corporation**, its successors and assigns, the following described real estate, to-wit:

SITUATED in the Fourth Civil District of Meigs County, Tennessee, **Being Lot Two (2) of the Doris Trowbridge Subdivision** as depicted on plat of record in **Plat Envelope 172, Side B**, Register's Office, Meigs County, Tennessee. Said Lot 2 is more particularly described as follows:

BEGINNING at an iron pin set in the West side of Highway 304, same marking the Northeast corner of the panhandle to Lot 1, and the Southeast corner of Lot 2 conveyed herein; **FROM SAID POINT OF BEGINNING** with Lot 1 North 90 degrees 00 minutes West 425.10 feet to an iron pin set in the 745 foot contour line of Watts Bar Lake; thence with the 745 foot contour line of Watts Bar Lake in a Northerly direction approximately 125.85 feet to an iron pin corner; thence with Lot 3 North 89 degrees 59 minutes East 436.55 feet to an iron pin set in the West side of Highway 304; thence with Highway 304 South 01 degree 13 minutes West 64.37 feet, and South 03 degrees 10 minutes East 55.89 feet to the Point of Beginning.

LOT 2 CONTAINS 1.18 ACRES, more or less, according to the recorded plat.

SUBJECT TO any setback lines, drainage and/or utility easements and conditions and limitations depicted and/or noted on or attached to the recorded plat in Plat Envelope 172, Side B, Meigs County, Tennessee and specifically **SUBJECT TO** that Letter dated July 7, 2000 from Pamela C. Langford, Tennessee Valley Authority, to Mr. Darrell Murray, which Letter is attached to the recorded Plat.

SUBJECT TO the Restrictions of Doris Trowbridge Subdivision dated July 8, 2000 and recorded in Misc. Book 24, Pages 658-659, Register's Office, Meigs County, Tennessee.

BEING the same property conveyed to RPM Renovations, Inc. by Quitclaim Deed recorded May 16, 2006 in Warranty Deed Book W-4, page 533 in the Register's Office for Meigs County, Tennessee.

Shown as Tax Map 14, Parcel 85.04 in the Tax Assessor's Office for Meigs County, Tennessee.

Responsibility for payment of taxes shall be:

Peoples Bank of East Tennessee
P.O. Box 128, Madisonville, TN 37354

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS AS TO THE STATUS OF THE TITLE, ACCURACY OF THE DESCRIPTION OR ANY OTHER MATTER CONTAINED HEREIN.

TO HAVE AND TO HOLD the real estate with the appurtenances, estate, title and interest thereto belonging to the said PEOPLES BANK OF EAST TENNESSEE, its successors and assigns forever.

AND RPM RENOVATIONS, INC. covenants with the said PEOPLES BANK OF EAST TENNESSEE that it is lawfully seized and possessed of said real estate, has a good right to convey it, and the same is unencumbered.

AND RPM RENOVATIONS, INC. further covenants and binds itself, its successors and assigns, to warrant and defend the title to said real estate to the said PEOPLES BANK OF EAST TENNESSEE, its successors and assigns forever, against the lawful claims of all persons whomsoever.

WITNESS this the 2nd day of June, 2017.

RPM RENOVATIONS, INC.

By and through:

Patricia J. Moses
Patricia J. Moses,
President

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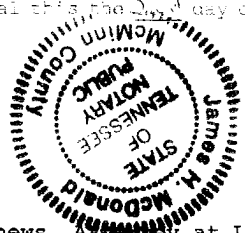
STATE OF TENNESSEE

COUNTY OF McMinn

PERSONALLY appeared before me, James H. McDonald, a Notary Public in and for said County and State, the within named PATRICIA J. MOSES, with whom I am personally acquainted and who acknowledged herself to be the President of RPM RENOVATIONS, INC., the within bargainer, and that she as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing her name as President.

WITNESS my hand and official seal this the 2nd day of June, 2017.

James H. McDonald
NOTARY PUBLIC
My Commission Expires: 06/01/20



This instrument prepared by Doris Matthews, Attorney at Law, 400 Main Street, Madisonville, Tennessee 37354.