

SPECIAL WARRANTY DEED

MAP GP CL MAP 153 PARCEL 001.06
 N/C SPLIT COMB

MELYNDA SULLIVAN
 ASSESSOR OF PROPERTY
 FENTRESS COUNTY
 JAMESTOWN, TN 38556

STATE OF TENNESSEE
 COUNTY OF Fentress

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS
 GREATER, FOR THIS TRANSFER IS \$80,000.00.

Chris Phillips
 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th
 DAY OF April, 2022.

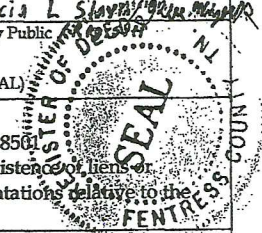
Patricia L. Slavin
 Notary Public

MY COMMISSION EXPIRES:
 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Birdwell, Attorney, 457 E. Broad Street, Cookeville, TN 38506

The preparers of this instrument make no warranties as to title, ownership, the existence of liens or encumbrances, tax liabilities, zoning ordinances, boundary lines or any other representations relative to the property described herein.



ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Coronos and Theresa Burley	Michael Coronos and Theresa Burley	P/O Tax Map 153; Parcel 1.06
(NAME)	(NAME)	
Laurel Cliff Road	110 Meadow View Lane	
(ADDRESS)	(ADDRESS)	
	Dayton TN 37321	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, FRED STOUT AND RONALD PHILLIPS, HERINAFTER CALLED THE GRANTORS, HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO MICHAEL CORONOS AND THERESA BURLEY, HERINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN THE FOURTH (4th) CIVIL DISTRICT OF FENTRESS COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following is a description of a portion of the Fred Stout property located off of Laurel Cliff Road in the 4th Civil District of Fentress County, Tennessee. (Reference Book 327 Page 670 and Part of Tax Map 153 Parcel 1.06)

Beginning at a 1/2" pipe (set) being the southernmost corner of this described parcel; thence going with the Kenneth Neely property, being Tract #2 of the Christopher Hughes Survey, N 68°47'22" W 54.20 feet to a 1/2" pipe (set); thence leaving Hughes and going with the remainder of the Fred Stout property N 01°29'59" W 353.34 feet to a 1/2" pipe (set); thence N 08°26'54" E 84.50 feet to a 1/2" pipe (set); thence N 83°45'07" W 94.06 feet to a point in the center of a creek; thence generally following the meanders of the said creek N 24°58'38" E 60.87 feet; thence N 12°09'30" W 91.14 feet; thence N 00°33'07" W 167.83 feet; thence N 00°25'02" E 143.62 feet; thence N 17°46'37" E 165.67 feet; thence N 24°25'33" E 111.11 feet; thence N 20°35'50" E 69.25 feet to the intersection of two creeks; thence continuing with Stout generally following the meanders of the creek N 66°59'58" E 50.00 feet; thence S 73°14'45" E 69.17 feet; thence S 87°06'11" E 116.16 feet to an 18" white oak; thence S 79°25'25" E 69.53 feet to an 8" pine; thence S 85°57'30" E 56.06 feet to a point in the center of Hurricane Creek; thence generally following the meanders of the said creek S 33°14'49" W 22.84 feet; thence S 08°16'50" W 69.15 feet; thence S 07°04'35" E 46.94 feet; thence S 25°23'45" E 70.41 feet; thence S 22°00'52" E 112.27 feet; thence S 21°21'04" E 37.94 feet; thence S 06°49'45" E 54.03 feet; thence S 15°51'07" E 27.05 feet; thence S 46°36'37" E 41.54 feet to a point in the center of the creek; thence leaving Hurricane Creek and going with the remainder of the Fred Stout property S 77°03'39" W 341.77 feet to a 16" red oak; thence S 25°30'44" W 25.46 feet to a 28" chestnut oak; thence N 77°17'18" W 33.43 feet to a 20" red oak; thence S 39°07'55" W 56.87 feet to an 8" chestnut oak; thence S 12°54'19" W 110.21 feet to a 16" white oak; thence S 08°26'54" W 166.09 feet to a 1/2" pipe (set); thence S 01°29'59" E 369.92 feet to the beginning being 7.08 acres as surveyed by Christopher M. Vick R.L.S. #2164 on 30 November 2021.

Included with the above described parcel is a 30' ingress/egress easement along a gravel road located at the southern end of this parcel. This parcel is also subject to a 50' access easement that runs along the southern flag lot.

Declaration of Protective Covenants and Restrictions For the Property at Muddy Pond

This conveyance is made subject to the following restrictions and covenants; said restrictions being recorded with the Warranty Deed at the Register's office, Fentress County, Tennessee; said restrictions and covenants shall run with the land and be binding upon all future owners of said land, to wit:

1. The property shall be used for single family residential purposes and light commercial business only.
2. All residential structures shall contain no less than one thousand (1,000) square feet of finished living space, exclusive of open porches, garages, porticos, carports and the like.
3. No parcel or tract shall be used in a way that noxious odors emit or unsightly, unhealthy, or unkept conditions exist to the nuisance of other tract or parcel owners.
4. There shall be no commercial livestock operations of any kind, including, but not limited to the raising for sale or slaughter of chickens, goats, swine or any other type of animal or fowl. It will be permissible use to keep and stable horses for personal use by the owner and/or occupant of the property. Farm animals are permitted for personal use only.
5. No activity that creates a nuisance to other landowners as the result of loud noises, music, speakers, amplification of noise, etc. A nuisance shall include any such activity that diminishes or destroys the reasonable and quiet enjoyment of the properties subject of these declarations.
6. No inoperative or unlicensed vehicles will be placed or stored on said property. No accumulation of discarded personal effects, debris, waste, garbage or any other unsightly objects or matter will be permitted on the property.
7. Said property must conform to local zoning regulations.
8. Buyer will keep the property in clean, sanitary and sightly condition, and in compliance with all laws or regulations imposed by any government authority having jurisdiction over any property for the care, safety, health and upkeep of real estate.
9. Buyer will not nor will buyer permit the storage of refuse, trash, or hazardous materials on said property nor may the property be used as a dump or landfill site.
10. Any residence erected on the property must have the exterior completed within twelve (12) months. The exterior must be constructed with new material. All exterior must be finished in earthtones only (i.e. browns, grays).
11. Before occupancy of any house a sewage disposal system must be installed in conformity with the minimum standards required by the County Board of Health.
12. Mobile homes or modular homes are prohibited and shall not under any circumstances be placed on the property as a temporary or permanent structure.
13. No tent, camper, school bus nor recreational vehicle will be used as a permanent residence or shall any other temporary residence be used for longer than thirty (30) days. Exceptions will be made for homes being constructed up to one year.
14. Developers are not responsible for any building permits, storm water permits, erosion control permits, septic permits, or any other permits required by the Tennessee Department of Environment and Conservation. Where protective covenants and county or township zoning ordinances are in conflict, the stricter will prevail.
15. Invalidation of any of these covenants by judgement of court order will in no way affect any of the other provisions, which will remain in full force and effect.
16. All clear-cutting of property is prohibited.
17. These covenants and restrictions shall apply to the property herein conveyed and shall not be construed as creating any requirements to restrict any of the remaining property located within the original tract, of which this property is a part.
18. No sign of any kind shall be displayed to the public view for any lot except a professional sign of not more than one (1) square foot advertising the property for sale or rent, except with permission from the developer.
19. No changes may be made in recorded plat unless approved by the developer.

BEING A PORTION OF the previous and last conveyance being a Quitclaim Deed from Fred Stout unto Ronald Phillips, a one-half undivided interest, and recorded in Deed Book 359, Page 50, Register's Office of Fentress County, Tennessee. See also Warranty Deed from Christopher T. Hughes and Patricia Hughes, husband and wife, unto Fred Stout, and recorded in Deed Book 327, Page 670, Register's Office of Fentress County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEEES, their heirs and assigns forever; and we do covenant with the said GRANTEEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set

out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of March, 2022.

[Signature]
FRED STOUT

[Signature]
RONALD PHILLIPS

State of Tennessee
County of Putnam

Personally appeared before me, the undersigned, a notary public in the aforesaid County and State, the within named Fred Stout, the within grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of March, 2022.

[Signature]
NOTARY PUBLIC

My commission expires:
4.17.23



State of Tennessee
County of Putnam

Personally appeared before me, the undersigned, a notary public in the aforesaid County and State, the within named Ronald Phillips, the within grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of March, 2022.

[Signature]
NOTARY PUBLIC

My commission expires:
4.17.23



BK/PG: 361/189-191	
22001431	
3 PGS:AL-SPECIAL WARRANTY	
AWRIGHT BATCH: 56164 04/07/2022 - 12:45:12 PM	
VALUE	80000.00
MORTGAGE TAX	0.00
TRANSFER TAX	296.00
RECORDING FEE	15.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	314.00

STATE OF TENNESSEE, FENTRESS COUNTY
TRISH SLAVEN
REGISTER OF DEEDS