

PROPERTY OWNER:  
Anthony Remillard  
1651 CR753S  
Webster, Florida 33597

THIS INSTRUMENT PREPARED BY:  
JAMES REED BROWN, ATTORNEY  
8500 HIGHWAY 111, SUITE 100  
BYRDSTOWN, TN 38549

PERSON OR AGENCY  
RESPONSIBLE FOR  
PAYMENT OF TAXES:  
Anthony Remillard  
1651 CR753S  
Webster, Florida 33597

### WARRANTY DEED

BK/PG: 180/134-136

22000112



3 PGS:AL-WARRANTY DEED	
LETHA BATCH: 15105	
01/27/2022 - 01:10:36 PM	
VALUE	365000.00
MORTGAGE TAX	0.00
TRANSFER TAX	1350.50
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1368.50

STATE OF TENNESSEE, PICKETT COUNTY  
**LETHA MCCURDY**  
REGISTER OF DEEDS

This indenture made and entered into on this the 27<sup>th</sup> day  
of January, 2022, by and between

**CLYDE CRAIG AND WIFE VICKIE CRAIG**

hereinafter referred to as the GRANTORS, and

**ANTHONY REMILLARD**

hereinafter referred to as the GRANTEE.

WITNESS, that for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said GRANTORS have this day bargained and sold and by these presents do transfer and convey unto the said GRANTEE, his heirs and assigns, the following described tract or parcel of land, to-wit:

Lying and being in the 4<sup>th</sup> Civil District of Pickett County, Tennessee, and more particularly described as follows:

**Bearfoot Cabin:**

BEGINNING at a ½" pipe (found) being the Southeastern corner of this described parcel as well as being located N 45 deg. 33' 11" E 126.86 feet from a water meter; thence going with the Northern right-of-way of East Port Road along a curve having an arc length of 152.40 feet, with a radius of 330.88 feet, and a chord of S 63 deg. 34' 27" W 151.06 feet to a ½" pipe (set); thence leaving East Port Road and going with the Pamela Mullinix property N 42 deg. 38' 00" E 106.31 feet to a ½" pipe (set); thence continuing with the same N 30 deg. 32' 00" W 105.08 feet to a ½"

pipe (set); thence N 28 deg. 54' 00" W 168.02 feet to a ½" pipe (set); thence leaving Mullinix and going with the Corps of Engineers property S 62 deg. 07' 01" E 255.52 feet to a T-post; thence S 89 deg. 57' 18" E 59.91 feet to a ½" pipe (found); thence leaving the Corps property and going with the Timothy Looper property S 34 deg. 15' 53" W 156.14 feet to the beginning being 0.67 acres as surveyed by Christopher M. Vick, R.L.S. #2164 on April 3, 2014.

Being a portion of the property conveyed to Clyde Craig and wife Vickie Craig from James E. Stephens and wife Peggy Lou Stephens, by deed dated February 3, 1995, and recorded in the Register's Office for Pickett County, Tennessee in Deed Book 45, Page 28.

Portion of Tax Map 62, Parcel 13.03


The preparer of this deed makes no representation as to the status of the title to the property described herein, unless a separate title opinion has been issued. This deed was prepared from information furnished by the grantors.

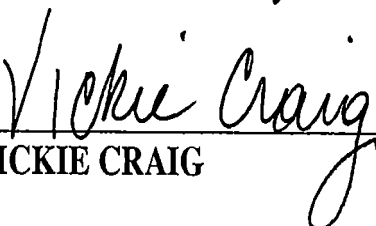
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unencumbered.

The GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS my hand on this the day and date first above written.

  
CLYDE CRAIG

  
VICKIE CRAIG

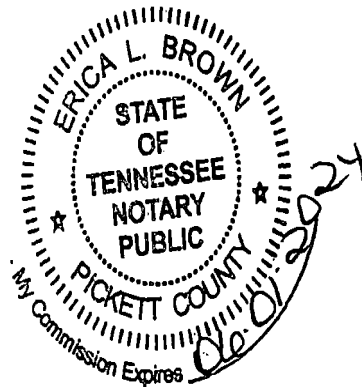
STATE OF Tennessee  
COUNTY OF Pickett

Personally, appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **CLYDE CRAIG AND WIFE VICKIE CRAIG**, the within named bargainors, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office in Byrdstown,  
Tennessee, on this the 27<sup>th</sup> day of January,  
2022.

Commission Expires: 06.01.2024

Erica L. Brown  
NOTARY PUBLIC



I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 365,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

[Signature]  
AFFIANT

Subscribed and sworn to before me this the 27<sup>th</sup> day of January, 2022.

Commission Expires: 06.01.2024

Erica L. Brown  
Notary Public