

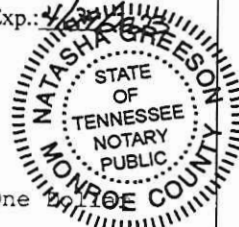
The preparer of this document makes no warranty or representations as to the title of the first parties, accuracy of the description or the existence or non-existence of any liens, encumbrances, easements, or other encroachments, or compliance with any planning, zoning or subdivision regulations that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

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.

The actual consideration or value, whichever is greater, for this transfer is: \$226,050.00

Subscribed and sworn to before me, this 1st day of October, 2020.

Notary Public
Commission Exp. 1/1/21



WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One (\$1.00) and other considerations, all fully paid, WOLFJUMP, LLC, has bargained and sold and do by these presents sells, transfers, and conveys unto ANDREW BYSTRY and wife, KIMBERLY BYSTRY, their heirs and assigns, the following described real estate, to-wit:

SITUATED in the Third Civil District of Monroe county, Tennessee, within the corporate limits of Madisonville, on the Northwest side of Highway 411, being Tracts 1 and 2 of the Final Plat For Wolfjump LLC, the plat of record in Plat Book 8, page 510 in the Register's Office for Monroe County, Tennessee, Tracts 1 and 2 more particularly described as follows:

Tract 1:

BEGINNING at an existing nail in the Northwest margin of Highway 411, at the East corner of Christine Giles (W.D. Book 306, page 738); thence with Giles, North 39 deg. 07 min. West 264.04 feet to a set 1/4" rod in the line of Carole Anderson; thence with Anderson and a fence, North 76 deg. 31 min. East 80.26 feet; thence with Anderson and fence, North 67 deg. 30 min. East 95.25 feet to a set 1/4" rod, corner with Tract 2; thence with Tract 2, South 38 deg. 34 min. East 203.63 feet to a set nail in the Northwest margin of Highway 411; thence with the Highway, South 51 deg. 26 min. West 161.69 feet to the Point of Beginning, containing 0.86 acre.

Tract 1 is SUBJECT TO a 20' easement for electric lines.

Tract 2:

BEGINNING at a set 1/4" rod in the Northwest margin of Highway 411 at the Southwest corner of Carole Anderson (W.D. Book 314, page 473); thence with the Highway, South 51 deg. 26 min. West 196.38 feet to a set nail, corner with Tract 1; thence with Tract 1, North 38 deg. 34 min. West 203.63 feet to a set 1/4" rod in the line of Carole Anderson; thence with Anderson and fence, North 67 deg. 30 min. East 173.99 feet; thence with Anderson and fence, North 68 deg. 45 min. East 88.12 feet to a set 1/4" rod; thence with Anderson, South 15 deg. 32 min. East 140.41 feet to the Point of Beginning, containing 0.88 acre.

The above-described tracts are SUBJECT TO setback lines, zoning, utility easements, or any other restrictions or conditions set out on the plat of record in Plat Book 8, page 510.

BK/PG: WD416/299-300

20006386

2 PGSAL-DEED
DEB BATCH: 89946
10/01/2020 - 02:36:52 PM
VALUE 276050.00
MORTGAGE TAX 0.00
TRANSFER TAX 836.39
RECORDING FEE 10.00
DP FEE 2.00
REGISTER'S FEE 1.00
TOTAL AMOUNT 849.39
STATE OF TENNESSEE, MONROE COUNTY
KIMBERLY ESTES BIVENS
REGISTER OF DEEDS



BEING the same property quitclaimed to Wolfjump, LLC by
Quitclaim Deed recorded February 7, 2006 in Warranty Deed Book
309, page 372 in the Register's Office for Monroe County,
Tennessee.

Shown as Tax Map 057, Parcel 20.00 in the Tax Assessor's Office
for Monroe County, Tennessee.

Responsibility for payment of taxes shall be:

Andrew Bystry et ux Kimberly Bystry

505 Laurel Lakes Cr., 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 **ANDREW BYSTRY**
and wife, **KIMBERLY BYSTRY**, their heirs and assigns forever.

AND **WOLFJUMP, LLC** covenants with the said **ANDREW BYSTRY** and
wife, **KIMBERLY BYSTRY**, that it is lawfully seized and possessed of
said real estate, has a good right to convey it, and the same is
unencumbered.

AND **WOLFJUMP, LLC** further covenants and binds itself, its
successors and assigns, to warrant and defend the title to said real
estate to the said **ANDREW BYSTRY** and wife, **KIMBERLY BYSTRY**, their
heirs and assigns forever, against the lawful claims of all persons
whomsoever.

WITNESS this the 1st day of October, 2020.

WOLFJUMP, LLC

By:

Mary Giles Ritchie
Mary Giles Ritchie,
President

STATE OF TENNESSEE
COUNTY OF MONROE

PERSONALLY appeared before me, Kathy W. Hall, a Notary Public in
and for said County and State, the within named **MARY GILES RITCHIE**, with whom I
am personally acquainted and who acknowledged herself to be the President of
WOLFJUMP, LLC, 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 1st day of October,
2020.

Kathy W. Hall
NOTARY PUBLIC

My Commission Expires: 4/29/2023

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



CERTIFICATION OF OWNERSHIP AND DEDICATION

This is to certify that the owner(s) of the property shown and described herein hereby adopt this subdivision plat and dedicate all streets, alleys, walks, parks, or other public ways and open space to public or private use as noted.

8-5-20
Date

[Signature]
Owner(s)

CERTIFICATION OF ACCURACY OF SURVEY

I certify that the plat shown and described herein is a true and correct survey to the accuracy required by the Madisonville Regional Planning Commission, and, that monuments have been placed as shown hereon in accordance with the specifications of the Madisonville Regional Planning Commission.

7-29-20
Date

[Signature]
Surveyor/Engineer

EXISTING WATER CERTIFICATION

The property shown on this subdivision plat is within the service area of _____
I certify that all lots shown on this subdivision plat have access to an existing water line located within the existing road right-of-way.

[Signature] 8-5-20
Signature (Utility Provider) Date

CERTIFICATE OF ELECTRICAL UTILITY SERVICE

The property shown on this subdivision plat is within the service area of _____
The following condition(s) apply:

- ☒ Lots 1 & 2 are served by existing powerlines.
☐ Lots _____ are/will be served by new powerlines as per agreement between owner of subdivision property and utility.

NOTE: In any of the above instances, extension of the service connection is the responsibility of the individual lot owner, in accordance with the established policies of this utility company.

[Signature] 8/5/2020
Signature (Utility Provider) Date

CERTIFICATION OF STREET NAMES

I certify that all street names are in compliance with E-911 and do not conflict with other street names in the county.

8-5-20
Date

[Signature]
Monroe County E-911 Coordinator

CERTIFICATE OF APPROVAL FOR RECORDING

I certify that this plat has been found to comply with the subdivision regulations for the Madisonville Regional Planning Commission, with the exception of such variances, if any, which are noted in the minutes of that planning body. All improvements have been installed or an acceptable survey posted in order to assure completion. This plat is approved for recording in the office of the county register of deeds.

Aug 6, 2020
Date

[Signature]
Secretary, Madisonville Regional Planning Commission

CERTIFICATION OF SEWERAGE SYSTEM

I certify that the sewage disposal system installed, or proposed for installation along with the financial guarantee provided, fully meets the requirements of the State of Tennessee and is approved as shown with all restrictions/conditions as noted.

8-11-2020
Date

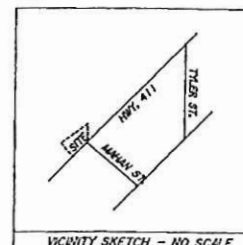
[Signature]
Authorized Signature of Utility Provider

CERTIFICATION OF STREET NAMES
I HEREBY CERTIFY THAT ALL STREET NAMES ARE IN COMPLIANCE WITH MONROE COUNTY E-911 AND DO NOT CONFLICT WITH OTHER STREET NAMES IN THE COUNTY.
[Signature]
DATE E-911 COORDINATOR

BK/PG: PB-8/510-510
20006004

TPG/SAL-PLAT SMALL	
DEB/BATCH: 65621	
09/17/2020 - 11:19:05 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, MONROE COUNTY
KIMBERLY ESTES BIVENS
REGISTER OF DEEDS



OWNER: WOLFJUMP LLC
MARY GILES RITCHIE
P. O. BOX 355
MADISONVILLE, TN 37354

NOTES:

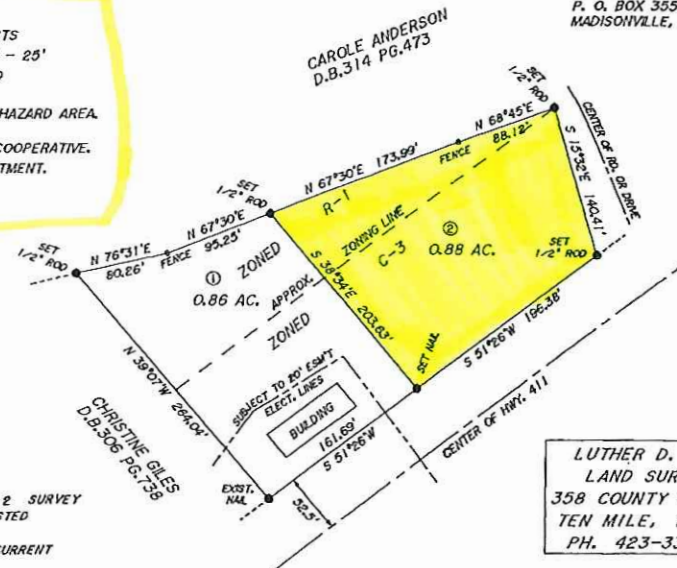
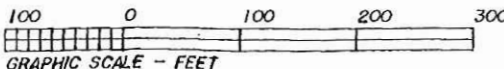
- (1) THIS PROPERTY IS IN R-1 AND C-3 ZONING DISTRICTS
- (2) BUILDING SETBACK: FRONT - 35', SIDE - 15', REAR - 25'
- (3) A 10' DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG THE INSIDE OF ALL PROPERTY LINES.
- (4) THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA. SEE FLOOD MAP 47123C0163D DATED: 2-3-10
- (5) ELECTRIC IS PROVIDED BY FORT LONDON ELECTRIC COOPERATIVE.
- (6) WATER IS PROVIDED BY MADISONVILLE WATER DEPARTMENT.
- (7) SEWER IS PROVIDED BY CITY OF MADISONVILLE.
- (8) TOTAL AREA - 1.74 ACRES.



I HEREBY CERTIFY THAT THIS IS A CATEGORY 2 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:7500 AS SHOWN HEREON. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

[Signature] REG. NO. 1458

THIS PLAT IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, AND/OR RESTRICTIONS THAT MAY EXIST.



LUTHER D. HAYES
LAND SURVEYOR
358 COUNTY ROAD 286
TEN MILE, TN 37880
PH. 423-337-3301

FINAL PLAT
FOR: WOLFJUMP LLC
LOCATED ON HWY. 411
3RD CIVIL DIST. MONROE CO., TN
SCALE: 1" = 100'
DATE: 7-29-20 DWG. NO. B-1605
DEED BK. REFERENCE: D.B.309 PG.372
BEING PARCEL 20 ON TAX MAP 57