

ROBERT PICKNEY
849 AVIATION PKWY
SMYRNA, TN 37167

WARRANTY DEED

01-00229

The actual consideration or value, whichever is greater for this transfer is **\$38,472.50**

This instrument was prepared by Robert Pickney, BPR #032956.

FOR AND IN CONSIDERATION OF the sum of Ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

James A. Lyon and Lisa Polarek

Hereinafter called the **Grantors**, has bargained and sold, and by these presents do transfer and convey unto **Tennessee Wastewater Systems, Inc.**, hereinafter called the **GRANTEES**, their assigns, a certain tract or parcel of land in Stewart County, State of Tennessee described a follows, to wit:

SITUATED in the 5th Civil District of Stewart County Tennessee and more fully described as:

A tract or parcel of land being bounded on the North by Wallace, on the East by Onsite Systems, Inc., on the West and on the South by Lyons and being more particularly described as follows:

Beginning at an iron pin found on the westerly boundary of the Onsite Systems Inc. property (RB. 4, PG. 155, R.O.S.C.T.), said pin being South 05 Degrees 53 Minutes 00 Seconds West a distance of 234 feet from a common corner of the Arnold Wallace and Onsite Systems Inc. properties.

Said pin being the POINT OF BEGINNING. Thence leaving the line of Onsite Systems Inc. and severing the land of J.C.Lyon, North 78 Degrees 42 Minutes 23 Seconds West a distance of 493.15 feet to a capped iron pin (#2459) set at a 16" Maple. Thence South 81 Degrees 15 Minutes 44 Seconds West, a distance of 549.75 feet to capped iron pin (#2459) set at a 12" Sycamore. Thence North 54 Degrees 31 Minutes 19 Seconds West, a distance of 198.02 feet to a capped iron pin (#2459) set at a post. Thence North 04 Degrees 18 Minutes 31 Seconds West, a distance of 47.13 feet to a capped iron pin (#2459). Thence North 47 Degrees 23 Minutes 48 Seconds West, a distance of 74.01 feet to a capped iron pin (#2459) set at a 12" Elm. Thence North 82 Degrees 33 Minutes 34 Seconds West, a distance of 121.50 feet to a capped iron pin (#2459) set at a t-post. Thence North 46 Degrees 15 Minutes 33 Seconds East, a distance of 220.16 feet to a capped iron pin (#2459) set at a t-post. Thence North 11 Degrees 29 Minutes 13 Seconds West, a distance of 56.39 feet to a capped iron pin (#2459) set at a t-post. Thence North 60 Degrees 42 Minutes 33 Seconds West, a distance of 418.29 feet to a capped iron pin (#2459) set at a t-post. Thence North 39 Degrees 07 Minutes 11 Seconds East, a distance of 294.70 feet to capped iron pin (#2459) at a 10" Elm. Thence North 45 Degrees 16 Minutes 23 Seconds East, a distance of 410.45 feet to an iron pin found at a corner of the Arnold Wallace property (RB. 140, PG. 39, R.O.S.C.T.). Thence, with the line of Wallace, South 84 Degrees 10 Minutes 36 Seconds East, a distance of 380.47 feet to an iron pin found. Said pin being a common corner to Onsite Systems Inc. (RB. 23, PG. 35, R.O.S.C.T.). Thence, with the line of Onsite Systems Inc., South 41 Degrees 39 Minutes 28 Seconds West, a distance of 641.68 feet to an iron pin. Thence South 52 Degrees 08 Minutes 00 Seconds East, a distance of 661.12 feet to an iron pin. Thence North 41 Degrees 52 Minutes 59 Seconds East, a distance

VERIFIED
by Assessors Office

of 186.66 feet to an iron pin. Thence South 52 Degrees 46 Minutes 52 Seconds East, a distance of 637.44 feet to the POINT OF BEGINNING. Said tract containing 13.99 acres or 609,725 sq. ft. more or less by a survey performed by K&A Land Surveying Inc., dated November 5, 2014.

Being a portion property conveyed to James A. Lyon and Lisa Polarek by J.C Lyon and his wife as recorded in Register's office for Stewart County, Tennessee in Deed Book 66 Page 787 and revised deed as recorded in Deed Book 67 Page 653.

This conveyance is made subject to 2014 taxes, which will be paid by the Grantor.

This conveyance is made to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

This is unimproved property.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of he said tract of land in fee simple, have 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 representative, 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. Where used, the singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

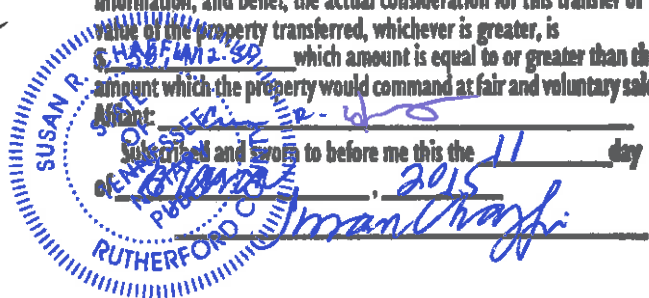
Witness my hand this the 15th day of November, 2014

James A. Lyon
James A. Lyon

Lisa Polarek
Lisa Polarek

I, or we hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ 142.35 which amount is equal to or greater than the amount which the property would command at fair and voluntary sale.

Subscribed and sworn to before me this the 11 day of November, 2015



STATE OF TENNESSEE
COUNTY OF STEWART

Personally appeared before me, a Notary Public in and for said County and State, James A. Lyon and Lisa Polarek, the within named bargainer, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 15th day of Dec, 2014

Albert Hargis
Notary Public

My commission expires: 5-24-16

Send Tax bills to:

Tennessee Wastewater Systems, Inc.
849 Aviation Parkway
Smyrna TN 37167



map 55 parcel 26.00
P/O

Derek Earhart, Register
Stewart County Tennessee
Rec #: 37157 Instrument #: 44848
Rec'd: 10.00 Recorded
State: 142.35 3/16/2015 at 11:21 AM
Clark: 1.00 in Record Book
Other: 2.00 180
Total: 155.35

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