

17-00146

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This Instrument Was Prepared By:
KELLEY HINSLEY, ATTORNEY
518 West Third North St.
Morristown, TN 37814

Any examination of title, title search or title insurance policy
will be evidenced by a separate document, certificate or policy.
Preparer makes no representations as to title or survey. Failure
to promptly record this instrument may seriously impair your
rights.

RECORD ROOM

Map 77A Group A Parcel 1.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, we, LEON EPLING AND RHONDA EPLING, CO-TRUSTEES OF THE EPLING FAMILY IRREVOCABLE TRUST NO. 1, DATED OCTOBER 23, 2012, Grantors, for the consideration as hereinafter set out, have bargained and sold, and do by these presents hereby grant, bargain, sell, transfer and convey unto LIGHTHOUSE POINT HOME OWNER'S ASSOCIATION, a Tennessee Non-Profit Corporation, its successors and assigns, the hereinafter described real estate situated in the Seventh Civil District of Grainger County, Tennessee, to-wit:

BEING all of Lot 1 of Lighthouse Point, as the same appears on a plat of record in Plat Book 5, page 122 in the Register's Office for Grainger County, Tennessee, to which reference is here made and being therein designated as "reserved for future development" and lying of either side of a 50 ft right of way of ingress and egress shown on said plat and having a non contiguous portion thereof separated by said right of way and being more particularly described as follows:

Parcel I:

BEGINNING at a point in the western boundary of Greenelee Campground, corner to a ten (10) foot wide strip, thence along the western boundary of Greenelee Campground South 47 deg. 03 min. 59 sec. East 212.93 ft. to a point, thence continuing with said campground boundary South 48 deg. 05 min. 32 sec. East 229.20 ft. to a point, corner to Lot 2 Lighthouse Point; thence with the Northern boundary of Lot 2, South 39 deg. 13 min. 07 sec. West 98.70 ft. to a point; thence along the Eastern boundary of Lot 2, North 48 deg. 43 min. 16 sec. West 128.24 ft. to a point in the southern right of way boundary of a 50 ft. right-of-way; thence along the arc of a circle with a radius of 154.65 ft., an arc length 230.87 ft., a chord length 210.02 ft. having a bearing of North 23 deg. 16 min. 42 sec. West to a point; thence North 74 deg. 46 min. 24 sec. West 112.06 ft. to a point in the terminus of a cul-de-sac; thence along the arc of a circle with a radius of 50 ft., an arc length of 29.82 ft., a chord length of 29.38 ft. a bearing of North 37 deg. 39 min. 20 sec. West to a point corner to Lot 151 Mallard Baye; thence along the southern boundary of Lot 151 North 43 deg. 00 min. 00 sec. East 50.68 ft. to a point; thence North 43 deg. 00 min. 00 sec. East 10.00 ft. to a point in the western boundary of Greenelee Campground, the point of beginning.

Parcel II:

BEGINNING at a point in the southern edge of a cul-de-sac corner to Lot 117 Mallard Baye Phase 3; thence along the arc of a circle with a radius of 50 ft., an arc length 55.96 ft., a chord length of 53.09 ft. along a chord bearing of North 71 deg. 48 min. 45 sec. East to a point, corner to a 50 ft. wide right-of-way; thence along said right-of-way South 74 deg. 46 min. 24 sec. East to a point; thence along of a circle with a radius 104.65 ft. a arc length of 39.05 ft., a chord length of 38.83 ft. with a bearing of South 53 deg. 28 min. 09 sec. East to a point corner to US/TVA; thence with US/TVA South 68 deg. 42 min. 27 sec. West 152.47 ft. to a point corner to lot 117; thence North 23 deg. 37 min. 06 sec. West 97.07 ft. to an iron pin in the southern boundary of a cul-de-sac, the point of beginning.

Both parcels constitute lot 1 of Lighthouse Point Home Owner's Association and identified "RESERVED FOR FUTURE DEVELOPMENT" on plat of record.

SUBJECT to any notes, easements, right-of-ways, setbacks, utility and drainage easements shown on the map of record in Plat Book 5, page 122 in the Register's Office for Grainger County, Tennessee.

SUBJECT to Protective and Restrictive Covenants of Lighthouse Point of record in Instrument Book 269, page 373 in the Register's Office for Grainger County, Tennessee.

SUBJECT to the Charter of Lighthouse Point Homeowners Association filed for record in Instrument Book 277, page 407 in the Register's Office for Grainger County, Tennessee.

BEING a part of the same property conveyed to Leon Epling, and Rhonda Epling, Co-Trustees of the Epling Family Irrevocable Trust No. 1 dated October 23, 2012 by deed of R. Alexander, Successor Trustee, dated October 26, 2012 and recorded October 31, 2012 in Instrument Book 332, page 1219 in the Register's Office of Grainger County, Tennessee.

TO HAVE AND TO HOLD unto the said LIGHTHOUSE POINT HOME OWNER'S ASSOCIATION, its successors and assigns, the hereinabove described real estate, together with all the hereditaments and appurtenances thereunto appertaining, as an estate in fee simple forever.

AND WE COVENANT with LIGHTHOUSE POINT HOME OWNER'S ASSOCIATION, its heirs and assigns, that we are lawfully seized and possessed of the hereinabove described real estate, that we have a good and lawful right to sell and convey the same, that the same is unencumbered, and we will warrant and forever defend the title thereto against the lawful claims of all persons whomsoever.

The consideration for this conveyance is as follows: ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged.

Witness our hands and seals, this 9th day of January, 2015, 2014.

THE EPLING FAMILY IRREVOCABLE TRUST
NO. 1, DATED OCTOBER 23, 2012

By: Leon Epling
LEON EPLING, Co-Trustee

By: Rhonda Epling
RHONDA EPLING, Co-Trustee

STATE OF TENNESSEE

COUNTY OF Hamblen

Personally appeared before me, a Notary Public in and for the state and county aforesaid, the within bargainors, ~~LEON EPLING AND RHONDA EPLING~~, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purpose therein contained and expressed in their capacity as CO-TRUSTEES OF THE EPLING FAMILY IRREVOCABLE TRUST NO. 1, DATED OCTOBER 23, 2012.

Witness my hand and seal this 9th day of January, 2015, 2014.

Christy Supple
Notary Public

My commission expires: 8-23-15

PERSON(S) OR AGENCY RESPONSIBLE FOR THE PAYMENT OF TAXES:

NAME LIGHTHOUSE POINT HOMEOWNERS ASSOCIATION

ADDRESS 40 JOHN HROMCO at 648 TOM TREECE RD, MORRISTOWN, TN
37814

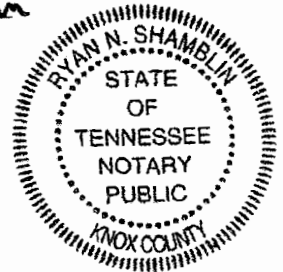
I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is
\$ 18,500

John A. Hromco Affiant.

SWORN to and Subscribed before me this 20th day of March, 2014.

My Commission expires: 4-29-2015

Ryan N. Shamblin
Notary Public



STATE OF TENNESSEE

COUNTY OF Hamblen

Personally appeared before me, a Notary Public in and for the state and county aforesaid, the within bargainor, **LEON EPLING**, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purpose therein contained and expressed in his capacity as **Co-Trustee of the Epling Family Irrevocable Trust No. 1, Dated October 23, 2012.**

Witness my hand and seal this 12th day of January, 2015.

Tina Cleverly
Notary Public

My commission expires: 8/28/16



BK/PG: IN347/973-975
15003730

3 PGS:AL-WARRANTY DEED	
KAREN BATCH: 37331	03/23/2015 - 10:40:37 AM
VALUE	18500.00
MORTGAGE TAX	0.00
TRANSFER TAX	68.45
RECORDING FEE	15.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00