

Tax Liability & Owner:

Phillip G. Ingleberger

1350 Little Hurricane Rd.
Winchester, TN 37398

This instrument prepared by:

Shawn C. Trail, Attorney, P.C.

117 South Spring Street

Manchester, Tennessee 37355

Map 074, Parcel 013.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JAMES D. RIDDLE, GRADY CUNNINGHAM and DAVID BRYAN, have bargained and sold and by these presents do hereby transfer and convey unto PHILLIP G. INGLEBERGER, his heirs and assigns, a certain tract or parcel of land in the Fifth District of Warren County, Tennessee, bounded and described as follows, to-wit:

Beginning at a point, thence North 04 deg. 39' East 4,908.58 feet to a rock pile, walnut pointer; thence South 14 deg. 06' West 126.95 feet; thence South 11 deg. 23' West 109.63 feet to a stake in fence; thence South 30 deg. 58' West 181.56 feet to a maple in fence; thence South 30 deg. 07' West 657.36 feet to a maple in fence; thence South 22 deg. 06' West 177.06 feet to an iron pin 06' south of fence; thence North 85 deg. 19' West 699.96 feet to an iron pin center line of branch in fence line; thence North 75 deg. 07' West 96.55 feet to a rock white oak; thence South 13 deg. 51' West 101.11 feet to an iron pin at the base of elm and cedar pointers; thence South 07 deg. 04' East 99.86 feet to a stake in red painted line; thence North 87 deg. 25' West 700.66 feet to an iron pin, hickory and walnut and gum pointers; thence North 86 deg. 38' West 1,275.18 feet to an iron pin at turn in fence in red painted line; thence North 87 deg. 24' West 700.20 feet to an iron pin black gum and ash pointers; thence North 86 deg. 54' West 578.10 feet to an iron pin in top of post at fence corner; thence South 08 deg. 40' East 152.17 feet; thence South 05 deg. 14' East 263.64 feet; thence South 09 deg. 32' East 90.80 feet to an iron pin in center line of old road; thence South 04 deg. 14' West 280.37 feet to an iron pin in center line of road; thence South 51 deg. 04' West 172.73 feet; thence South 26 deg. 28' East 304.04 feet; thence South 25 deg. 51' East 177.68 feet; thence South 29 deg. 19' East 162.19 feet; thence South 26 deg. 41' East 67.63 feet to a buckeye in fence; thence South 20 deg. 11' East 101.39 feet to a hickory 7.8 feet east of fence corner; thence South 13 deg. 07' 350.82 feet to an iron pin at base of maple in fence, 2 strand barbed wire; thence South 65 deg. 29' East 138.61 feet to an iron pin in base maple center line of hollow; thence South 46 deg. 58' East 440.48 feet to an iron pin, base of hickory in fence; thence South 59 deg. 15 min. East 44.99 feet; thence South 87 deg. 14' East 127.45 feet to a hickory; thence South 72 deg. 50' East 193.30 feet; thence South 62 deg. 16' East 108.58 feet to a hickory; thence South 38 deg. 48' East 406.33 feet to an iron pin, base of locust near hollow; thence South 23 deg. 04' East 197.80 feet; thence South 07 deg. 08' West 368.57 feet to a corner in fence 10 feet below log road; thence South 06 deg. 24' East 316.36 feet to an iron pin at base of two hickories in fence corner; thence South 85 deg. 49' East 2,643.24 feet to the place of beginning. Containing 314.56 acres, more or less. Per survey of the Boyd Property by Tom. B Thaxton, Tenn RLS #105, 229 E. Spring Street, Cookeville, TN 38501, dated February 17, 1978.

Wes Williams, Register
Warren County Tennessee

Rec #:	137573	Instrument #:	165749
Rec'd:	20.00	Recorded	
State:	1804.00	4/22/2019 at 2:00 PM	
Clerk:	1.00	in Record Book	
Other:	2.00	460	
Total:	1827.00		

Pgs 839-842

And being the same property conveyed to James D. Riddle, by Warranty Deed from David L. Simpson, dated June 1, 2015 and recorded June 9, 2015 at 11:46 A.M., of record in Record Book 364, page 862, Register's Office of Warren County, Tennessee. See also Quitclaim Deed from James D. Riddle to Grady Cunningham and David Bryan, a 1/3 interest each, dated April 15, 2019, and recorded in Record Book 460, page 837, Register's Office of Warren County, Tennessee.

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

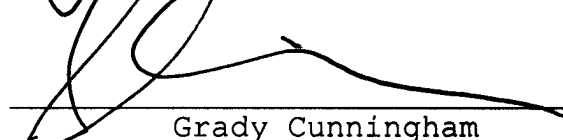
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said PHILLIP G. INGLEBERGER, his heirs and assigns, forever.

AND WE DO COVENANT with PHILLIP G. INGLEBERGER, 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.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns to warrant and forever defend the title of said land to PHILLIP G. INGLEBERGER, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands, this the 17th day of April, 2019.


James D. Riddle


Grady Cunningham

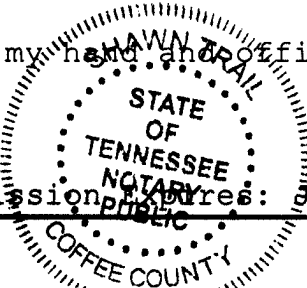

David Bryan

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF COFFEE)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named JAMES D. RIDDLE, with whom I am personally acquainted, or satisfactorily proved to be, and who acknowledged that he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of April, 2019.



NOTARY PUBLIC

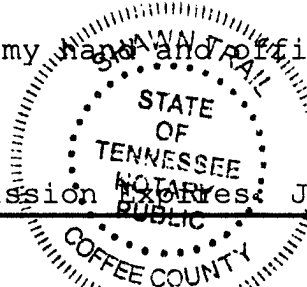
My Commission Expires: January 18, 2022

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF COFFEE)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named GRADY CUNNINGHAM, with whom I am personally acquainted, or satisfactorily proved to be, and who acknowledged that he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of April, 2019.



NOTARY PUBLIC

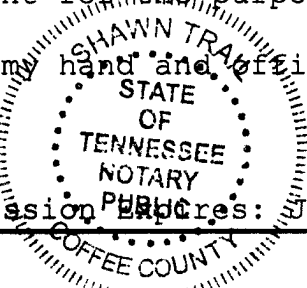
My Commission Expires: January 18, 2022

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF COFFEE)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named DAVID BRYAN, with whom I am personally acquainted, or satisfactorily proved to be, and who acknowledged that he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of April, 2019.

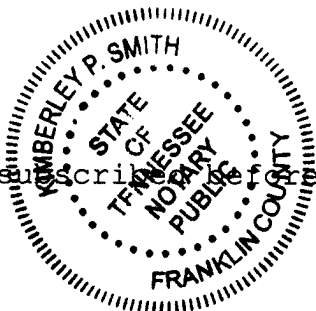


NOTARY PUBLIC

My Commission Expires: January 18, 2022

STATE OF TENNESSEE, Franklin COUNTY;

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is \$487,568.00, which amount is equal to or greater than the amount which the property transferred would command at a fair sale.



Joe W. Smith
AFFIANT

Sworn to and subscribed before me this 17th day of April, 2019.

[Signature]
NOTARY PUBLIC

My Commission Expires: 9-29-20