

**THIS INSTRUMENT PREPARED BY:
C. DOUGLAS FIELDS
ATTORNEY AT LAW
18 EAST STREET
CROSSVILLE, TENNESSEE 38555**

WARRANTY DEED

**It is the responsibility of the Grantee of this instrument to immediately record it.
Failure to record this instrument could adversely affect the validity of your title.**

For and in consideration of the sum of One (\$1.00) Dollar, cash in hand paid, and other good and valuable consideration not herein mentioned, receipt of which is hereby acknowledged, **CITY OF CROSSVILLE, TENNESSEE**, a municipal corporation of the State of Tennessee, has this day bargained and sold and do by these presents hereby bargain, sell, transfer and convey unto **ROBERT F. BREWER and CAROLA BREWER, TRUSTORS of THE BREWER FAMILY TRUST dated October 30, 2013**, their successors, assigns and representatives, **SUBJECT TO THE CLAWBACK PROVISION BELOW**, the following described tracts or parcels of land, lying and being in the FIRST CIVIL DISTRICT of Cumberland County, Tennessee, bounded and described as follows:

Map 73 Parcel 30.03

Commencing at a PK nail set this survey in the asphalt, in the southern right of way of Interchange Drive at the northeast corner of Forbus Investments LLC (1398, 2458) thence South 50°52'13" East 35.03 feet to a ½" iron pin and cap set this survey in the southern right of way of Interchange Drive, The Point of Beginning of the parcel herein described.

Thence from the point of beginning with said right of way along a curve having a radius of 150.00 feet, a delta angle of 72°48'32", a chord bearing of North 86°01'13" East, a chord length of 178.04 feet and an arc length of 190.61 feet to a ½" iron pin and cap set this survey

Thence South 51°55'17" East, a distance of 324.84 feet to a ½" iron pin and cap set this survey

Thence leaving the right of way and severing the parent tract, South 38°02'21" West, a distance of 50.24 feet to a ½" iron pin and cap set this survey in a drain

Thence South 24°37'02" West, a distance of 54.47 feet to a ½" iron pin and cap set this survey

Thence South 32°59'51" East, a distance of 72.10 feet to a ½" iron pin and cap set this survey

Thence South 22°15'06" East, a distance of 145.99 feet to a ½" iron pin and cap set this survey

Thence South 45°25'40" West, a distance of 133.55 feet to a ½" iron pin and cap set this survey

Thence South 60°45'27" West, a distance of 118.64 feet to a ½" iron pin and cap set this survey

Thence South 14°48'24" West, a distance of 41.62 feet to a ½" iron pin and cap set this survey

Thence South 07°03'48" West, a distance of 131.30 feet to a ½" iron pin and cap set this survey

Thence South 31°47'38" East, a distance of 183.79 feet to a ½" iron pin and cap set this survey

Thence South 54°21'17" West, a distance of 63.73 feet to a ½" iron pin and cap set this survey in the northern right of way of Interstate I-40

Thence with said right of way, North 57°26'48" West, a distance of 491.42 feet to a concrete right of way marker (found)

Thence North 55°27'26" West, a distance of 333.64 feet to a ½" iron pin and cap set this survey

Thence severing the parent tract, North 36°28'20" East, a distance of 664.84 feet to the Point of Beginning Containing 10.79 ACRES, more or less. As surveyed by Timothy L. Goad R.L.S. #1748 on August 22, 2017. Bearings are based on Tennessee Grid North NAD 83

This Parcel is subject to any right of ways, easements, and/or restrictions that may affect this survey.

Being the same property conveyed to City of Crossville, Tennessee, a municipal corporation of the State of Tennessee, by virtue of a deed dated December 28, 2011, from Hatteras Properties, Inc., a Tennessee corporation, owner of an undivided three-fourths (3/4) interest as tenant in common, of record in Book 1374, Page 2288, Register's Office, Cumberland County, Tennessee. Also being the same property conveyed to City of Crossville, Tennessee, a municipal corporation of the State of Tennessee, by virtue of a deed dated December 28, 2011, from Millard V. Oakley, owner of an undivided one-fourth (1/4) interest as tenant in common, of record in Book 1374, Page 2293, Register's Office, Cumberland County, Tennessee.

To have and to hold the above described tract or parcel of land to the grantees herein named, their heirs, assigns and representatives, in fee simple, forever.

Grantor covenants with the grantees herein named, their heirs, assigns and representatives, that it is lawfully seized and possessed of the land herein conveyed; have a good and lawful right to convey the same; that said land is free and unencumbered; and, that it will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever, and it will bind its heirs, assigns and representatives by the above covenants.

CLAWBACK PROVISION: In the event the purchaser defaults in his endeavors to construct a commercial structure on the real property consistent with that described in the purchase contract executed on June 27 2018 by the expiration of the escrow agreement (Exhibit B to the contract terminating on November 14, 2020), the seller hereby retains the right to clawback the real property and will be granted full ownership and title to the property. In such event, the purchaser, by accepting and recording this instrument promises and agrees to transfer good and clear title back to the seller and pay the expense associated with said transaction. Buyer further covenants and agrees to pay and remove any and all encumbrances or other liens associated with the real property. Exercise of this right shall not affect the priority or rights of the mortgage or deed of trust filed by First National Bank of Tennessee for its purchase and construction loan.

Witness my hand and signature on this the 27th day of June, 2018.

CITY OF CROSSVILLE


JAMES MAYBERRY, MAYOR

STATE OF TENNESSEE
COUNTY OF CUMBERLAND

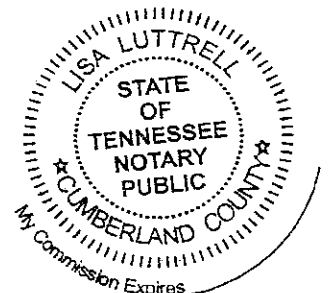
Before me, a Notary Public of the state and county aforesaid, personally appeared **JAMES MAYBERRY**, with whom I personally am acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the MAYOR of **CITY OF CROSSVILLE**, the within named bargainor, a corporation, and that such MAYOR, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as MAYOR.

Witness my hand and Seal at office on this the 27th day of June, 2018.


Notary Public

My commission expires: 10/7/19

(Seal)



SEND TAX STATEMENTS TO:

Robert F. & Carol A. Brewer
210 Markham Lane
Crossville, TN 38558

STATE OF TENNESSEE, CUMBERLAND COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$150,000.00, which amount is equal to or greater than the amount which property transferred would command at a fair voluntary sale.

Amount Tax Paid \$ _____

Subscribed and sworn to before me this the 27th day of _____

James [Signature]
Affiant

2018

My commission expires: 10/7/19

[Signature]
Notary Public

