

Name and Address of New Owner: Blue Ocean, G.P., a Tennessee General Partnership 6519 Ringgold Road East Ridge, TN 37412	Send Tax Bills To: Blue Ocean, G.P., a Tennessee General Partnership 6519 Ringgold Road East Ridge, TN 37412
Map & Parcel Number(s): Being part of 084 033.04 to be combined with 085 020.12	This Instrument Prepared By: Presley Law Firm 1384 Gunbarrel Road, Suite B Chattanooga, Tennessee 37421

### **WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Robert Stroop, "the Grantor(s)," has this day bargained and sold and by these presents do(es) hereby sell, give, transfer and convey unto Blue Ocean, G.P., a Tennessee General Partnership "the Grantee," the following described real estate in Coffee County, Tennessee:

LOCATED IN THE CITY OF MANCHESTER, COFFEE COUNTY, TENNESSEE: Beginning at an iron pin located in the Northwest corner of Lot 7, Resubdivision of Lot 5, Plat Book 897B, Page 0, Coffee County Register of Deeds thence leaving Hospitality Boulevard (60' ROW) South 86 deg. 54 min. 00 sec. East 295.28 feet to an iron pin, said pin being the northeast corner and POINT OF BEGINNING of the property herein described; thence South 86 deg. 54 min. 00 sec. East 40.00 feet, thence South 02 deg. 38 min. 49 sec. West 181.94 feet, thence North 85 deg. 54 min. 00 sec. West 40.00 feet, thence North 02 deg. 38 min 49 sec. East 181.94 feet, back to the point of beginning containing 0.17 acres, more or less being a part of such parcel adjoining such Lot 7 and owned by Robert Stroop in such prior deed book 265, Page 523, Coffee County Register of Deeds. Such conveyance intending to convey such

**PRIOR AND LAST DEED REFERENCE:** Being a part of such parcel conveyed in Deed Book 265, Page 523, in the Register's Office of Coffee County, Tennessee.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

No survey has been made of this property. The description of this property does not differ from the description contained in the previous deed of record.

TO HAVE AND TO HOLD said real estate unto the Grantee(s), their successors, heirs and assigns, forever in fee simple.

Grantor covenants that he is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on the 16<sup>th</sup> day of November, 2020.

GRANTOR:

Robert Stroop  
Robert Stroop

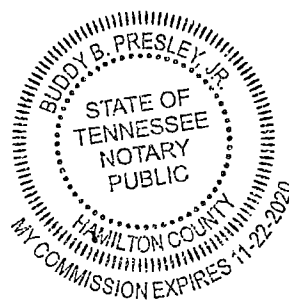
STATE OF TENNESSEE )  
 )  
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public in and for said State and County, Robert Stroop, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 16<sup>th</sup> day of November, 2020.

18  
Notary Public

My commission expires: 11-22-2020



STATE OF TENNESSEE )  
 )  
COUNTY OF HAMILTON)

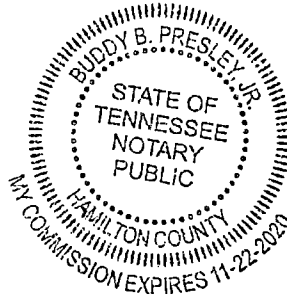
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ 20,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X P. K. RAY  
(Affiant)

Sworn to and subscribed before me this  
16<sup>th</sup> day of November, 2020.

[Signature]  
Notary Public

My commission expires: \_\_\_\_\_



**BK/PG: W407/545-547**  
**20010093**

3 PGS:AL-WARRANTY DEED	
SUSIE BATCH: 117971	11/17/2020 - 11:01 AM
VALUE	20000.00
MORTGAGE TAX	0.00
TRANSFER TAX	74.00
RECORDING FEE	15.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	92.00

STATE OF TENNESSEE, COFFEE COUNTY  
**DONNA R TONEY**  
REGISTER OF DEEDS