



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	LL-FFB-00731	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	ROBIN D TORBETT AND TERRY M TORBETT		
PROPERTY ADDRESS:	851 BLUE SPRINGS CHURCH RD, CLEVELAND TN 37311		
CITY, STATE AND COUNTY:	CLEVELAND, TENNESSEE (TN), BRADLEY		

### SEARCH INFORMATION

SEARCH DATE:	08/23/2024	EFFECTIVE DATE:	08/22/2024
NAME(S) SEARCHED:	ROBIN D TORBETT AND TERRY M TORBETT		
ADDRESS/PARCEL SEARCHED:	851 BLUE SPRINGS CHURCH RD, CLEVELAND TN 37311/006079 01800		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

TERRY TORBETT AND WIFE, ROBIN TORBETT	
COMMENTS:	

### VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	REBECCA STONE, PERSONAL REPRESENTATIVE OF THE ESTATE OF DAVID D. BATES, AND THELMA BATES, SOLE HEIR AT LAW OF DAVID D. BATES
DATED DATE:	04/28/2004	GRANTEE:	TERRY TORBETT AND WIFE, ROBIN TORBETT
BOOK/PAGE:	1430/575	RECORDED DATE:	05/04/2004
INSTRUMENT NO:	N/A		
COMMENTS:			

### FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF CLEVELAND
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### ADDITIONAL NOTES

### LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE:

LOCATED IN THE SECOND CIVIL DISTRICT OF BRADLEY COUNTY, TENNESSEE, TO-WIT:

BEING A CERTAIN PARCEL OF LAND AS SHOWN ON THE FINAL PLAT BATES/TORBETT PROPERTY AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 17, PAGE 134, IN THE REGISTER'S OFFICE OF BRADLEY CO., TENNESSEE, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 OF THE UNRECORDED PLAT OF THE CLARENCE DEMPSEY PROPERTY, LYING BETWEEN THE ORIGINAL LOT LINE OF LOT 2, CLARENCE DEMPSEY PROPERTY (WHICH IS ABANDONED) AND THE NEW BOUNDARY LINE. SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

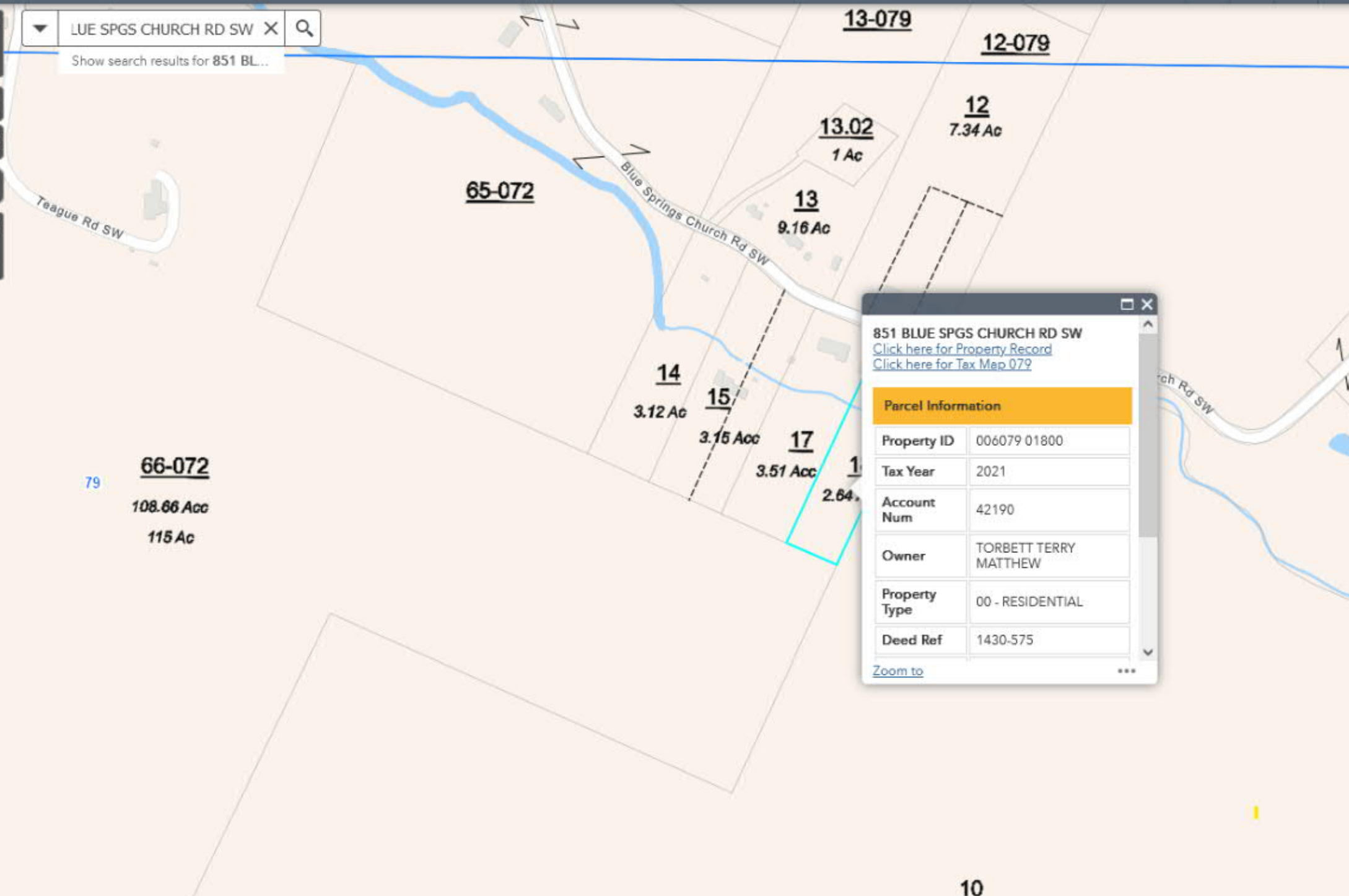
TO FIND THE POINT OF BEGINNING, START AT THE INTERSECTION OF THE NORTHEASTERN CORNER OF PROPERTY OF JOHNSON (DB398/477) AND THE NORTHWESTERN CORNER OF LOT 2, FINAL PLAT BATES/TORBETT PROPERTY, SAID POINT ALSO LYING IN THE RIGHT OF WAY OF BLUE SPRINGS ROAD; RUN THENCE SOUTH 67 DEG. 33 MIN. EAST 137.2 FEET TO A POINT; THENCE SOUTH 70 DEG. 50 MIN. EAST 43 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN SOUTH 70 DEG. 50 MIN. EAST 44.8 FEET TO A POINT (BEING THE ABANDONED LOT LINE); RUN THENCE SOUTH 24 DEG. 25 MIN. WEST 596.8 FEET TO A POINT; THENCE ALONG PROPERTY OF MOWERY (DB 294/51) NORTH 66 DEG. 04 MIN. WEST 44.6 FEET TO THE NEW DIVIDING BOUNDARY BETWEEN LOTS 1 AND 2, FINAL PLAT BATES/TORBETT PROPERTY; RUN THENCE NORTH 24 DEG. 25 MIN. EAST 593.1 FEET TO THE POINT OF BEGINNING.

FOR PRIOR TITLE SEE WARRANTY DEED FROM THELMA BATES TO DAVID DWIGHT BATES AS RECORDED MARCH 18, 2003 IN BOOK 1298, PAGE 395, REGISTER'S OFFICE OF BRADLEY COUNTY, TENNESSEE. SEE ALSO PROBATE FILE NO. P-03-192, THE ESTATE OF DAVID D. BATES, CHANCERY COURT OF BRADLEY COUNTY, TENNESSEE, NAMING REBECCA STONE AS THE PERSONAL REPRESENTATIVE OF THE ESTATE OF DAVID D. BATES.



LUE SPGS CHURCH RD SW

Show search results for 851 BL...



851 BLUE SPGS CHURCH RD SW  
[Click here for Property Record](#)  
[Click here for Tax Map 079](#)

**Parcel Information**

Property ID	006079 01800
Tax Year	2021
Account Num	42190
Owner	TORBETT TERRY MATTHEW
Property Type	00 - RESIDENTIAL
Deed Ref	1430-575

[Zoom to](#)

The information identifying the preparor is included solely for the purpose of complying with the requirements of T.C.A. 66-24-115.

✓ PREPARED BY: GEORGE N. MCCOIN, ATTORNEY AT LAW  
90 N. OCOEE STREET, CLEVELAND, TN 37311 423/339-3042

By preparation of this deed no representation is being made as to the status of the title of the real estate or the accuracy of the information of covenants or warranties in this deed. Any representations as to the status of the title, legal description or other matters are made solely by separate written title report or title insurance exclusively for the benefit of the parties named therein.

✓ TAX MAP NO: PART OF M-79-17 TO BE ADDED TO

PROPERTY ADDRESS:	OWNER'S NAME & ADDRESS:	MORTGAGEE:
<u>Blue Springs Church Road, SW</u>	<u>Terry Torbett</u>	
<u>Cleveland, TN 37311</u>	<u>Robin Torbett</u>	
	<u>851 Blue Springs Church Road, SW</u>	
	<u>Cleveland, TN 37311</u>	

Send Tax Bills To: {xxx }

**WARRANTY DEED**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Rebecca Stone, Personal Representative of the Estate of David D. Bates, and Thelma Bates, Sole heir at law of David D. Bates,, have this day bargained and sold, and do hereby sell, transfer and convey unto Terry Torbett and wife, Robin Torbett, the following described real estate:

Located in the Second Civil District of Bradley County, Tennessee, to-wit:

Being a certain parcel of land as shown on the Final Plat Bates/Torbett Property as shown by plat of record in Plat Book 17, page 134, in the Register's Office of Bradley Co., Tennessee, being a resubdivision of Lots 1, 2 and 3 of the unrecorded plat of the Clarence Dempsey Property, lying between the original lot line of Lot 2, Clarence Dempsey Property (which is abandoned) and the new boundary line. Said parcel is more particularly described as follows:

To find the point of beginning, start at the intersection of the northeastern corner of property of Johnson (DB398/477) and the northwestern corner of Lot 2, Final plat Bates/Torbett property, said point also lying in the right of way of Blue Springs Road; run thence South 67 deg. 33 min. East 137.2 feet to a point; thence South 70 deg. 50 min. East 43 feet to the POINT OF BEGINNING; FROM SAID POINT OF BEGINNING run South 70 deg. 50 min. East 44.8 feet to a point (being the abandoned lot line); run thence South 24 deg. 25 min. West 596.8 feet to a point; thence along property of Mowery (DB 294/51) North 66 deg. 04 min. West 44.6 feet to the new dividing boundary between Lots 1 and 2, final plat Bates/Torbett property; run thence North 24 deg. 25 min. East 593.1 feet to the point of beginning.

**This parcel is to be added to other properties of the grantee.**

FOR PRIOR TITLE see warranty deed from Thelma Bates to David Dwight Bates as recorded March 18, 2003 in Book 1298, page 395, Register's Office of Bradley County, Tennessee. SEE ALSO Probate File No. P-03-192, The Estate of David D. Bates, Chancery Court of Bradley County, Tennessee, naming Rebecca Stone as the Personal Representative of the Estate of David D. Bates.

SUBJECT to any applicable governmental zoning ordinances or subdivision regulations in effect thereon.

TO HAVE AND TO HOLD said real estate unto Terry Torbett and wife, Robin Torbett, their heirs and assigns, forever in fee simple. Grantor covenants it is seized and possessed of said real estate; that it has good and lawful right to sell and convey the same; that the title thereto is clear, free and unencumbered; and it will forever warrant and defend the same against all lawful claims of all persons whomsoever.

BK 1430 PG 575

RETURN TO:  
CLEVELAND ABSTRACT & TITLE INS. CO. INC.  
90 N. OCOEE STREET  
CLEVELAND, TN 37311

WITNESS our signature this 28th day of April, 2004.

*Rebecca Stone*

Rebecca Stone, Personal Representative  
Of the Estate of David D. Bates

State of Tennessee, County of BRADLEY  
Received for record the 04 day of  
MAY 2004 at 8:30 AM. (REC# 155186)  
Recorded in official records  
Book 1430 pages 575- 576  
State Tax \$ 2.00 Clerks Fee \$ 1.00,  
Recordings \$ 12.00, Total \$ 15.00,  
Register of Deeds RAYMOND SWAFFORD  
Deputy Register DINA SWAFFORD

*Thelma Bates*  
Thelma Bates

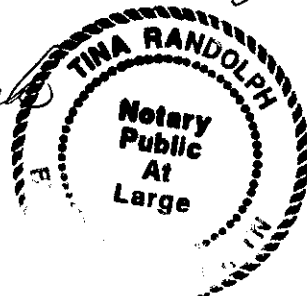
STATE OF TENNESSEE:  
COUNTY OF Bradley:

Before me, Tina Randolph of the state and county mentioned, personally appeared Rebecca Stone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the personal representative of Estate of David D. Bates, the within named bargainor, and that such person as such personal representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as personal representative.

Witness my hand and seal, at office in Cleveland, Tennessee this 28th day of April, 2004.

9-06-06  
MY COMMISSION EXPIRES:

*Tina Randolph*  
NOTARY PUBLIC



STATE OF Tennessee  
COUNTY OF Bradley

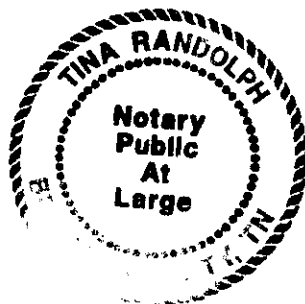
Before me personally appeared Thelma Bates, to me known (or proven on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal, this the 29th day of April, 2004.

*Tina Randolph*  
Notary Public

My Commission Expires: 9-06-06

(SEAL)



STATE OF TN:  
COUNTY OF Bradley:

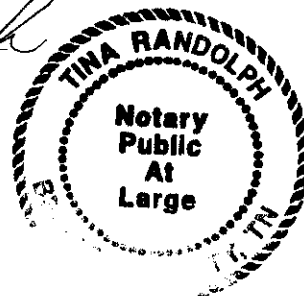
I hereby swear or affirm that the actual consideration for their transfer or the value of the property transferred, whichever is greater is ~~\$98,000.00~~ 500.00

*[Signature]*  
AFFIANT

Sworn to and subscribed before me this 28th day of April, 2004.

9-06-06  
MY COMMISSION EXPIRES:

*Tina Randolph*  
NOTARY PUBLIC







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Aug 23, 2024  
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Aug 23, 2024 06:13:03 PM

**BRADLEY COUNTY TN**

August 23, 2024

**Pay Per Copy**

Dina Swafford, Register of Deeds

**Search Criteria**

Search Type: **Pure Alpha**  
Last Name First Name / Company Name: **TORBETT TERRY**

[Click Here for Printer Friendly Version](#)

Your search found **9** unique name(s) with a total of **44** matching document(s).

**TORBETT TERRY (3 hits)**

Details	Date B-P/Inst #	Type	Legal Description	Grantor/Debtor	Grantee/Secured Party	Cross-Refs	Image?
<a href="#">Details</a>	04/28/2004 PB17-134	PL10	BATES TORBETT PROPERTY	BATES DAVID ETAL TORBETT TERRY	BATES/TORBETT PROPERTY BATES TORBETT PROPERTY	<a href="#">DEED- 1298-395</a> <a href="#">TD- 1728-618</a> <a href="#">TD- 1927-76</a> <a href="#">REL- 1930-229</a> DB387-632	<a href="#">View Image</a>
<a href="#">Details</a>	08/03/2020 2704-844	AGMT	HUNT ROAD	TORBETT TERRY ETUX TORBETT ROBIN	TORBETT CHUCK ETUX TORBETT TERRY	<a href="#">DEED- 2240-791</a> <a href="#">PL10- PB28-139</a> <a href="#">DEED- 2542-866</a> <a href="#">TD- 2984-17</a>	<a href="#">View Image</a>
<a href="#">Details</a>	12/22/2020 2749-237	TD	ASHLIN MEADOW LOT 16	TORBETT TERRY	ARMSTRONG SHERRELL TR	<a href="#">DEED- 2749-235</a> PB5-98	<a href="#">View Image</a>

**TORBETT TERRY ETAL (6 hits)**

**TORBETT TERRY ETUX (4 hits)**

Details	Date B-P/Inst #	Type	Legal Description	Grantor/Debtor	Grantee/Secured Party	Cross-Refs	Image?
<a href="#">Details</a>	05/04/2004 1430-575	DEED	BLUE SPRINGS ROAD	STONE REBECCA ETAL BATES DAVID D DECEASED	TORBETT TERRY ETUX TORBETT ROBIN	<a href="#">DEED- 1298-395</a>	<a href="#">View Image</a>
<a href="#">Details</a>	06/02/2014 2240-791	DEED	HUNT RD	RENNER BILLIE IMOGENE RENNER PERRY VERNON DECEASED	TORBETT TERRY ETUX TORBETT ROBIN	<a href="#">DEED- 2093-588</a> <a href="#">TD- 2240-793</a> <a href="#">GRB- 2249-94</a> <a href="#">AGMT- 2704-844</a>	<a href="#">View Image</a>
<a href="#">Details</a>	06/02/2014 2240-793	TD	HUNT RD	TORBETT TERRY ETUX TORBETT ROBIN	ESTES T MIKE TR	<a href="#">DEED- 2240-791</a>	<a href="#">View Image</a>
<a href="#">Details</a>	08/03/2020 2704-844	AGMT	HUNT ROAD	TORBETT TERRY ETUX TORBETT ROBIN	TORBETT CHUCK ETUX TORBETT TERRY	<a href="#">DEED- 2240-791</a> <a href="#">PL10- PB28-139</a> <a href="#">DEED- 2542-866</a> <a href="#">TD- 2984-17</a>	<a href="#">View Image</a>

**TORBETT TERRY L (16 hits)**

**TORBETT TERRY L ETAL (4 hits)**

**TORBETT TERRY M ETAL (2 hits)**

Details	Date B-P/Inst #	Type	Legal Description	Grantor/Debtor	Grantee/Secured Party	Cross-Refs	Image?
<a href="#">Details</a>	12/05/2017 2490-480	TD	SEE LEGAL ATTACHED	TORBETT TERRY M ETAL TORBETT CHUCK A	WILLHITE BRIDGET J TR	<a href="#">PL10- PB28-139</a> <a href="#">DEED- 2490-476</a> <a href="#">DEED- 2490-478</a> <a href="#">REL- 2554-899</a>	<a href="#">View Image</a>
<a href="#">Details</a>	10/19/2018 2554-899	REL		ATHENS FEDERAL COMMUNITY BANK NA ETAL ATHENS FEDERAL COMMUNITY BANK NATIONAL ASSOCIATION	TORBETT TERRY M ETAL TORBETT CHUCK A	<a href="#">TD- 2490-480</a>	<a href="#">View Image</a>

**TORBETT TERRY MATTHEW (1 hits)**

**TORBETT TERRY MATTHEW ETAL (3 hits)**

**TORBETT TERRY MATTHEW ETUX (5 hits)**

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