



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

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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.