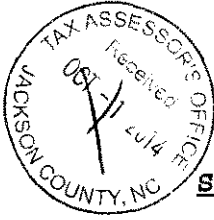
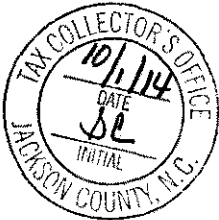


Doc ID: 004806330004 Type: CRP  
Recorded: 10/01/2014 at 12:46:12 PM  
Fee Amt: \$626.00 Page 1 of 4  
Revenue Tax: \$600.00  
Jackson County, NC  
Joe Hamilton Register of Deeds  
BK 2050 PG 654-657



SPECIAL WARRANTY DEED

Excise Tax: \$ 600.00

Tax ID#: 7641-27-0761

Property Address: 456 W. MAIN STREET, SYLVA, NC 28779

Mail to: Henning & Henning, PA, 124 Harrison Ave., Franklin, NC

Drawn by: Lancaster & Trotter, P.A.  
4430 Park Road  
Charlotte, NC 28209  
(704) 525-1702

STATE OF NORTH CAROLINA  
COUNTY OF JACKSON

THIS INDENTURE Made this 21<sup>st</sup> day of September, 2014, between TD BANK, N.A., hereafter GRANTOR, and TK ENTERPRISES, LLC ~~AND TONY W. HICKORY~~, hereafter GRANTEE. The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in JACKSON County, North Carolina and more particularly described as follows:

TRACT ONE:

BEING AND COMPREHENDING THE SAME LANDS, RIGHTS, EASEMENTS, PRIVILEGES AND APPURTENANCES DESCRIBED AS "FIFTH TRACT" BY DEED DATED MAY 25, 1963, FROM RAY COGDILL AND WIFE, ANNE W. COGDILL TO SAMUEL COGDILL, RECORDED IN BOOK 270, PAGE 371, JACKSON COUNTY PUBLIC REGISTRY, TO WHICH DEED AS SO RECORDED REFERENCE IS HAD.

TRACT TWO:

BEING AND COMPREHENDING THE SAME LANDS, RIGHTS, EASEMENTS, PRIVILEGES AND APPURTENANCES DESCRIBED AS "SIXTH TRACT" BY DEED DATED MAY 25, 1963, FROM RAY COGDILL AND WIFE, ANNE W. COGDILL TO SAMUEL COGDILL, RECORDED IN BOOK 270, PAGE 371, JACKSON COUNTY PUBLIC REGISTRY, TO WHICH DEED AS SO RECORDED REFERENCE IS HAD.

SUBJECT TO THE RIGHT-OF-WAY OF MILL STREET TO ITS FULL LEGAL WIDTH.

SUBJECT TO THE RIGHT-OF-WAY OF SOUTHERN RAILWAY TO ITS FULL LEGAL WIDTH.

TOGETHER WITH ADDITIONAL RIGHTS, TITLE, AND INTERESTS OF GRANTOR CONVEYED AND DESCRIBED IN THE DEED OF TRUST RECORDED IN BOOK 1617, AT PAGE 68 IN THE OFFICE OF THE REGISTER OF DEEDS OF JACKSON COUNTY.

Deed Reference: Book 1923 Page 432

GRANTOR FURTHER QUITCLAIMS TO GRANTEE ALL OF ITS RIGHT, TITLE AND INTEREST, IF ANY, IN AND TO THE PROPERTY AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And the Grantor covenants with the Grantee, the Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

TD BANK, N.A.

By: Margaret Broughton, VP  
Vice - President

STATE OF South Carolina  
COUNTY OF Greenville

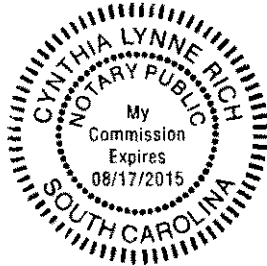
I, Cynthia Lynne Rich a, Notary Public of the said  
County and State certify that Marquet Braughman,  
personally came before me this day and acknowledged that (s)he is  
Vice -President of TD BANK, N.A., and that as Vice -  
President being authorized to do so, (s)he executed the foregoing  
on behalf of the corporation.

Witness my hand and official seal this 29<sup>th</sup> day of  
September, 2014.

Cynthia Lynne Rich  
Notary Public

My Commission expires: 8-17-2015

(Notary Seal)



## EXHIBIT A

The property as described below is hereby quitclaimed by Grantor to Grantee and is NOT subject to any of the warranties contained in this Deed.

BEING all of that tract containing 0.98 acres shown on the plat entitled "LOCATION SURVEY Prepared For TK ENTERPRISES, LLC" recorded in Plat Cabinet 20, Slide 571 of the Jackson Public Registry.