

86.369± Acres in 4 Waterfront Tracts on the Tennessee River near Savannah and Clifton, TN (4)

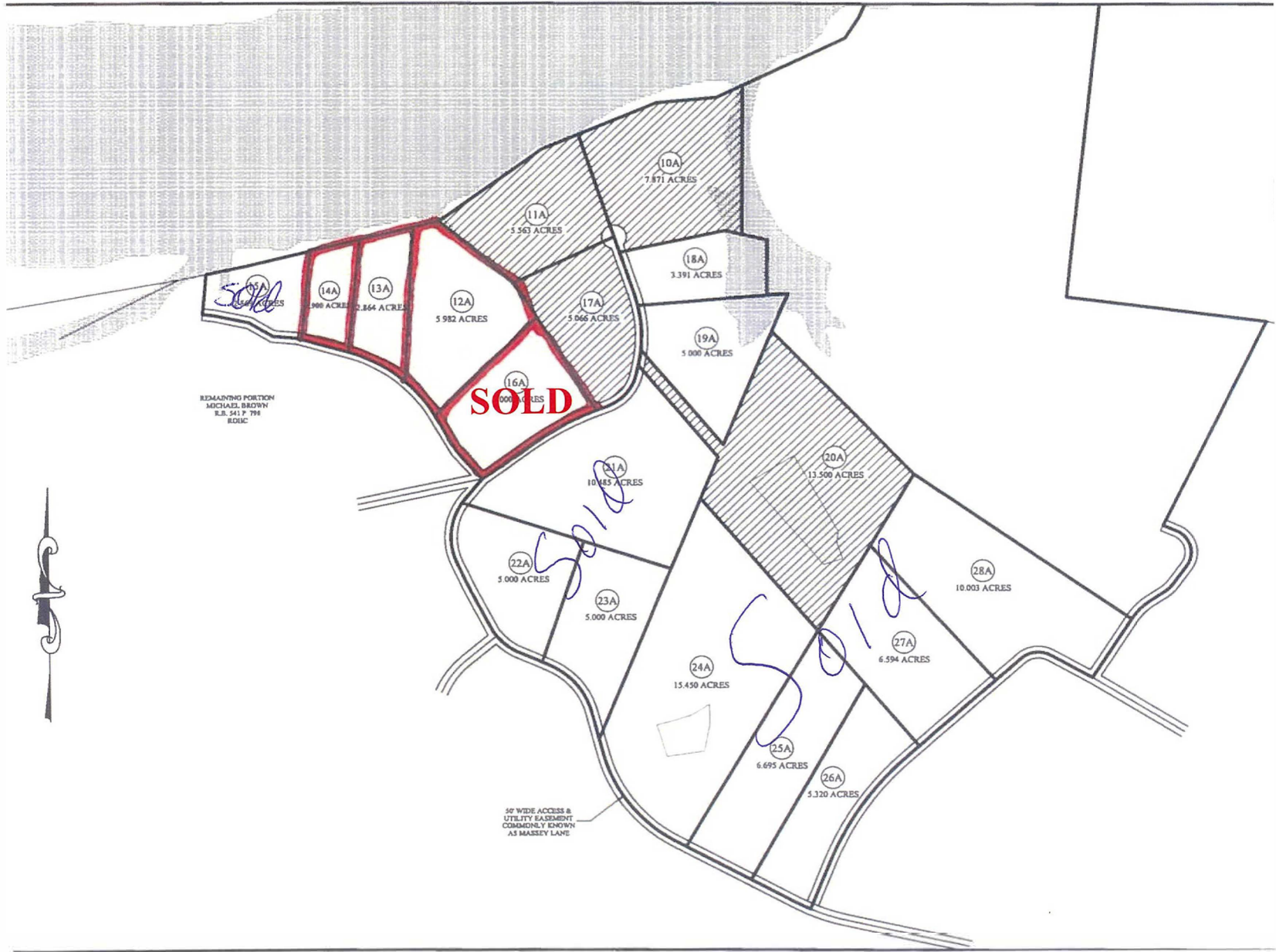
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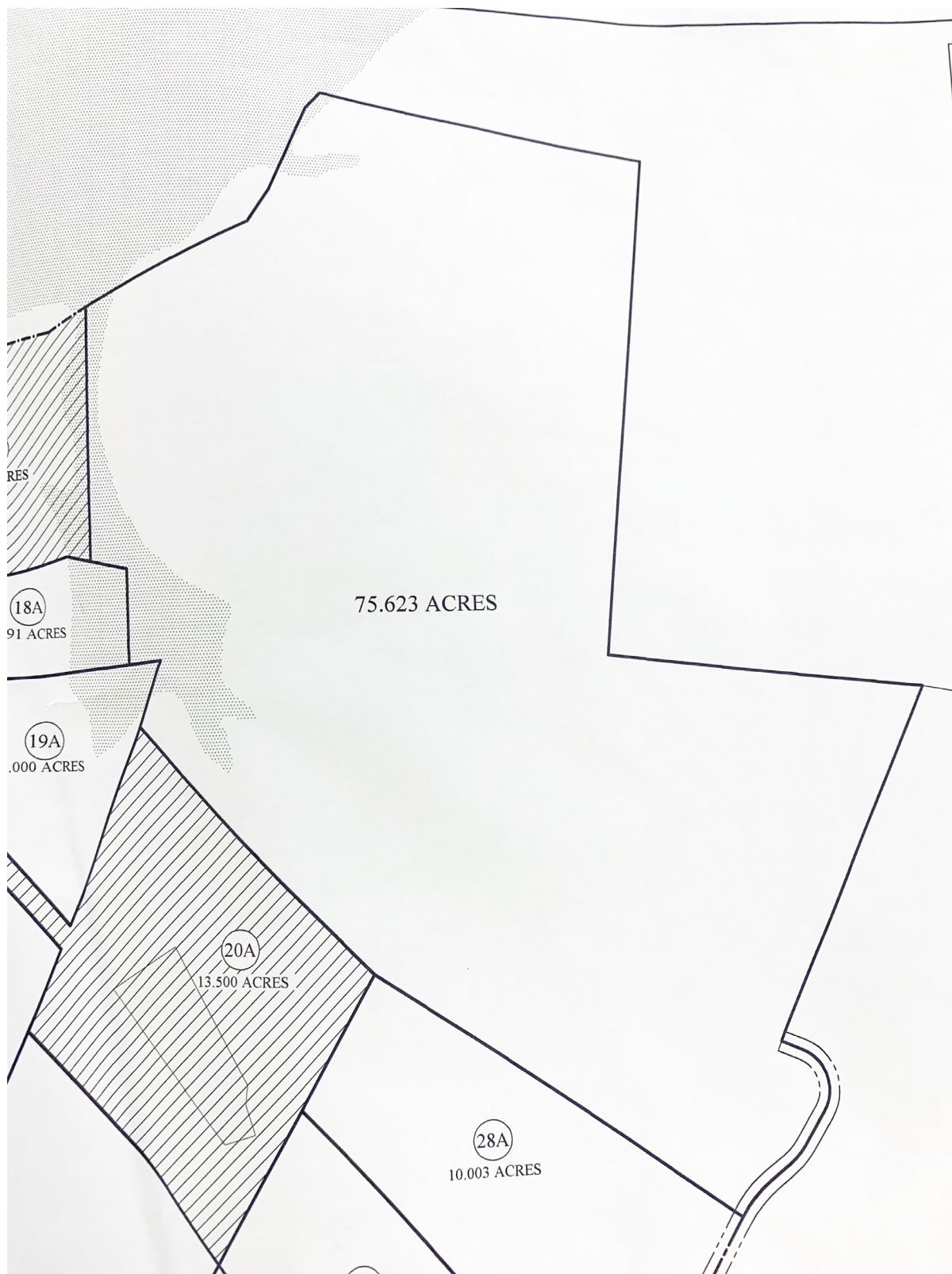
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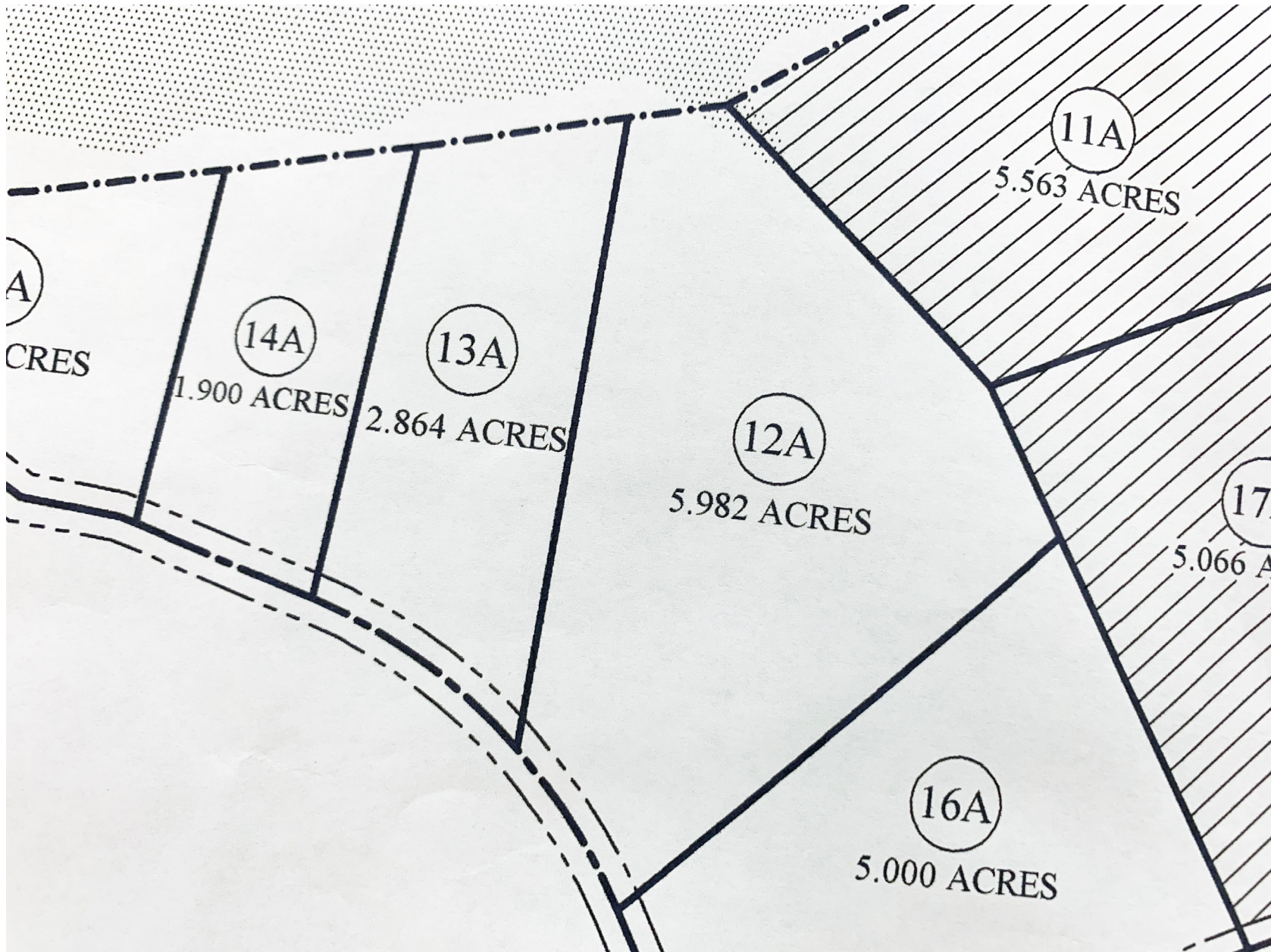
Auction Sales Plat



Preliminary Drawing of Tract 1



Preliminary Drawing of Tracts 12A, 13A and 14A



Restrictions for Auction Tract 1



1. No single wide trailers
2. No commercial use
3. Property being sold as is
4. No warranties to the availability of soil information or the cost of electric service.



Restrictions for Auction Tracts 12A, 13A and 14A



1. No singlewides, doublewides or RVs. Site built homes only. The above notwithstanding, Owners may place and occupy a RV on any tract from the date home construction begins for no longer than 12 months. The above notwithstanding, RVs may be stored on any tract after the completion of home construction.
2. Homes on Tracts 10A thru 19A must have a minimum of 1600 heated square feet. Homes on Tracts 20A thru 28A must have a minimum of 1400 heated square feet.
3. Acceptable building materials include stone, brick or wood. Concrete board known as Hardie Plank will also be allowed as long as it is in combination with stone or brick.
4. All outbuildings must conform with house.
5. No commercial use of any kind.
6. Tracts of 5 acres or more can be subdivided one time as long as all health department rules are followed.
7. Subject to TVA flowage rights.
8. Horses and cattle are allowed on any tract that is 10 acres or larger.
9. Purchasers of adjacent tracts totaling 10 acres or more may also have horses and cattle.



Tax Information for 12A, 13A and 14A



Monday, July 13, 2020

LOCATION

Property Address Dogtown Dr
TN

Subdivision

County Hardin County, TN

PROPERTY SUMMARY

Property Type Residential

Land Use Agriculture And Related Activities

Improvement Type

Square Feet

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 020 005.21

Special Int 000

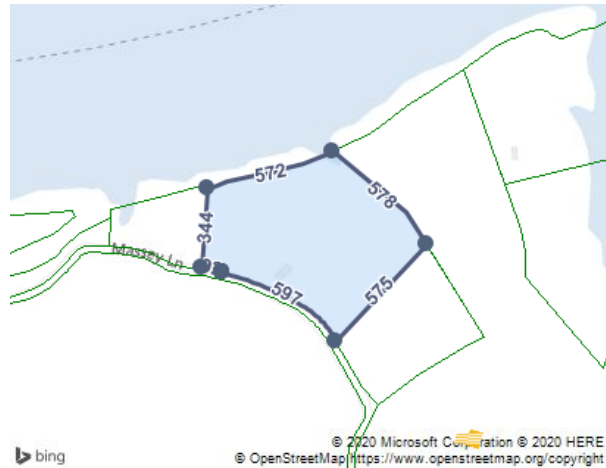
Alternate Parcel ID

Land Map 020

District/Ward 01

2010 Census Trct/Blk 9201/1

Assessor Roll Year 2019



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CURRENT OWNER

Name Brown Joyce

Mailing Address 1645 Cravens Rd
Savannah, TN 38372-4915

SALES HISTORY THROUGH 07/02/2020

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
10/1/2019		Brown Joyce	Brown Jeffrey Matthew Executor	Special Warranty Deed	2	722/79 144603
10/1/2019		Brown Michael N Estate Etal	Brown Michael N Estate Etal	Executor/Executrix Deed	2	722/230
10/1/2019		Brown Michael N Estate Etal	Brown Michael N Estate Etal	Executor/Executrix Deed	2	722/79
10/1/2019		Brown Michael N Estate Etal	Brown Michael N Estate Etal	Executor/Executrix Deed	2	722/73
9/30/2019		Brown Michael N	Clifton Investment Corp	Quit Claim Deed	2	722/68 144601
2/8/2019	\$95,600	Clifton Investment Corp	Brown Michael N Estate	Special Warranty Deed	4	703/685 139998
8/25/2011	\$422,262	Brown Michael N		Warranty Deed	2	541/798
1/20/1989		Massey James A			14	134/343
12/20/1988		Massey James A			15	133/873
10/7/1987		Massey James A			14	128/704
12/8/1982		Massey James A			14	110/9
12/21/1979		Massey James A			14	99/257
11/20/1978		Massey James A			14	94/350
8/19/1978		Massey James A			14	93/152
8/4/1978		Massey James A			13	93/6

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Tax Information for 12A, 13A and 14A



Property Report for DOGTOWN DR. cont.

11/12/1969 Massey James A 16 64/175

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2019	Assessment Year	2019		
Appraised Land	\$217,000	Assessed Land		Hardin	2.06
Appraised Improvements		Assessed Improvements			
Total Tax Appraisal	\$217,000	Total Assessment	\$54,250		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2019		\$1,117.55	\$1,117.55
2018		\$1,080.28	\$1,080.28
2017		\$1,128.40	\$1,128.40

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Agriculture And Related Activities	Lot Dimensions	
Block/Lot		Lot Square Feet	472,624
Latitude/Longitude	35.382078°/-88.116928°	Acreage	10.85

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	Paved
Electric Source	Public	Topography	Rolling
Water Source	Individual	District Trend	Stable
Sewer Source	Individual	Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Plat Book/Page
Block/Lot	District/Ward 01
Description	

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47071C0065E	06/16/2006
AE	High		Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.	47071C0065E	06/16/2006

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Tax Information



Property Report for LEATH RD, cont.

2014	\$259.81	\$259.81
2012	\$259.81	\$259.81

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
05/21/2020	\$178,500	Neill Benny	Central Bank	732/479 147136

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Agriculture And Related Activities	Lot Dimensions	
Block/Lot		Lot Square Feet	2,570,030
Latitude/Longitude	35.075816°/-88.297296°	Acreage	59

Type	Land Use	Units	Tax Assessor Value
Rotation		5	\$5,320
Rotation		2	\$2,466
Submerged		1.5 Ac	\$300
Nonproductive		3.39 Ac	\$80
Woodland 2		11.41	\$3,496
Crop		46	\$62,781

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	Paved
Electric Source	Public	Topography	Rolling
Water Source		District Trend	Stable
Sewer Source		Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		District/Ward	06
Description	86 Gbs		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
AE	High		Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.	47071C0310E	06/16/2006

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