

OWNER/RESPONSIBLE TAXPAYER:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.  
800 S. Gay Street, Suite 1700  
Knoxville, TN 37929  
(150752/tma)

Tax I.D. #086-148.00

Tax I.D. # 087-041

SPECIAL WARRANTY DEED

THIS INDENTURE made this \_\_\_\_\_ day of \_\_\_\_\_, 2015, between  
**TENNESSEE STATE BANK**, First Party, and \_\_\_\_\_,  
of \_\_\_\_\_ County, Tennessee, Second Party:

W I T N E S S E T H:

THAT SAID FIRST PARTY, for and in consideration of the sum of ONE AND NO/100 (\$1.00) DOLLARS, and other good and valuable consideration, to it in hand paid by said Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Second Party, the real property described as follows:

SITUATED in District Eight (8) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, and being known and designated as Lots 1, 2, 3, 4, 5, 6, 7 8, 9, 10, 11, 12, 13 and 14, Smith School Road Property, as shown on map recorded as Instrument No. 201505110060949, in the Register's Office for Knox County, Tennessee; said lots being more particularly bounded and described as shown on map of record aforesaid, to which map specific reference is hereby made for a more particular description.

BEING property conveyed to Tennessee State Bank by Trustee's Deed from Sykes & Wynn, PLLC, Trustee, dated March 24, 2011, and recorded as Instrument No. 201104040058733, in the Register's Office for Knox County, Tennessee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims of every nature therein.

TO HAVE AND TO HOLD the same unto the Second Party, \_\_\_ heirs, successors and assigns, together with all of the rights and interest thereunto belonging, in fee simple.

The First Party covenants that it is lawfully seized in fee simple of the premises; that it has a good and lawful right to sell and convey the same; and that said property is free and clear and unencumbered, with the exception of the 2015 taxes, which will be prorated as of the date of closing between the parties; any and all applicable restrictions, easements and building setback lines as are shown in the records of the Knox County Register's Office.

The First Party further covenants that it will warrant and defend the title to said premises unto the Second Party, \_\_\_ heirs, successors and assigns, against the lawful claims of all parties claiming by, through, or under the First Party, but no further or otherwise.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Party has hereunto caused this instrument to be executed by its duly authorized officer the day and year first above written.

TENNESSEE STATE BANK

By: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TENNESSEE )  
 )  
COUNTY OF \_\_\_\_\_ )

Before me, the undersigned authority, a Notary Public of the state and county aforesaid, personally appeared \_\_\_\_\_, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the \_\_\_\_\_ of TENNESSEE STATE BANK, the within named bargainor, a banking corporation, and that s(he) as such Officer executed the foregoing instrument for the purposes therein contained by signing the name of the banking corporation by him/herself as such Officer.

Witness my hand and seal at office this \_\_\_\_ day of \_\_\_\_\_, 2015.

My Commission Expires:

\_\_\_\_\_

\_\_\_\_\_  
Notary Public

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is \$ \_\_\_\_\_.

Affiant \_\_\_\_\_.

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 2015.

My Commission Expires:

\_\_\_\_\_

\_\_\_\_\_  
Notary Public