

OWNER/RESPONSIBLE TAXPAYER:

Map 105F, Group C, Parcel 026

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.

800 S. Gay Street, Suite 1700

Knoxville, TN 37929

File No. 182372 (TMA)

SPECIAL WARRANTY DEED

THIS INDENTURE made this ____ day of _____, 2018, between
EAST TENNESSEE HUMAN RESOURCE AGENCY, by Lynette Edwards,
Representative Agent, as Conservator for Vera Mae Hill, First Party, and
_____, Second Parties:

WITNESSETH:

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, to it in hand paid by said Second Parties, 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 Parties, the real property described as follows, to-wit:

SITUATED in the Second Civil District (formerly the Fourth Civil District) of Anderson County, Tennessee, and within the Community of Oak Ridge, to-wit:

Designated as Lot Number Seven (7) (containing 0.53 acres) on the plat of the entire City of Oak Ridge, Tennessee, Subdivision Plan, as shown on Block Plan SD K-10, prepared by Michael Baker, Jr., Inc. and recorded in Oak Ridge plat Book 1, page 175 (Plat Cabinet 3, Envelope 24C), in the Anderson County Register's Office.

BEING the same property conveyed to Ella Louise Hunter, Eddie B. Hunter and Vera Mae Hill by Quitclaim Deed from Ella Louise hunter, Personal Representative of the Estate of Mose Sanders, dated November 8, 1995, and recorded in Book K19, page 254, in the Anderson County Register's Office; and BEING the same property conveyed to Vera Mae Hill by Personal Representative's Quitclaim Deed from Vera Mae Hill, Personal Representative of the Estate of Eddie B. Hunter, deceased, dated October 11, 2002, and recorded in Book 1299, page 341, in the Anderson County Register's Office; and BEING the same property conveyed to Vera Mae Hill by Personal Representative's Quitclaim Deed from Vera Mae Hill, Personal Representative of the Estate of Ella Louise Hunter, and Juel Hunter, single, dated August 4, 2003, and recorded in Book 1351, page 3367, as corrected in Book 1353, page 82, both in the Anderson County Register's Office.

THIS CONVEYANCE is made subject to any and all applicable restrictions, agreements, easements and building setback lines as are shown in the records of the Anderson County Register's Office, and further to any matter and/or condition which would be disclosed by a current, accurate survey or inspection of the property herein described.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the same unto the Second Parties, their heirs, successors and assigns, together with all of the rights and interest thereunto belonging, in fee simple.

This conveyance is made subject to the matters set forth herein.

First Party covenants that it is lawfully seized in fee simple of the premises and that it has a good and lawful right to sell and convey the same. Except as stated herein, First Party further covenants that it will warrant and defend the title to said premises unto the Second Parties, their 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, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder has caused this instrument to be executed the day and year first above written.

EAST TENNESSEE HUMAN RESOURCE
AGENCY

By: _____
Lynette Edwards, Representative
Agent, as Conservator for Vera Mae
Hill

STATE OF TENNESSEE

COUNTY OF KNOX

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared **LYNETTE EDWARDS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Representative Agent of **EAST TENNESSEE HUMAN RESOURCE AGENCY, as Conservator for Vera Mae Hill**, the within named bargainor, and that she as such Representative Agent, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of East Tennessee Human Resource Agency by herself as Representative Agent, as Conservator for Ernest Raheem, being one and the same person as Ernest Reynolds.

Witness my hand seal at office this _____ day of _____, 2018.

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 _____, 2018.

My Commission Expires:

Notary Public