

OWNER/RESPONSIBLE TAXPAYER:

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, Tennessee 37929
File No. 190333 (TMA)

Map 038, Parcel 001

SPECIAL WARRANTY DEED

THIS INDENTURE made as of the ____ day of _____, 2019, between FIRST TENNESSEE BANK NATIONAL ASSOCIATION, successor by merger to Capital Bank, successor by merger to GreenBank, First Party, and _____,

Second Parties:

WITNESSETH

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN 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:

SITUATED in District No. 7 of Sevier County, Tennessee, and within the corporate limits of the City of Sevierville, Tennessee, and being known and designated as Lot 7-R of the Resubdivision & Lot Combination Plat, The Universe, LLC, as shown by maps recorded in Large Map Book 7, page 155, and Large Map Book 11, page 161, in the Sevier County Register's Office, to which maps specific reference is hereby made for a more particular description.

BEING part of the same property conveyed to Capital Bank, N.A., as successor by merger to GreenBank, by Successor Trustee's Deed from Bradley H. Hodge, Successor Trustee, dated December 30, 2011, and recorded in Book 3850, page 286, in the Sevier 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 Sevier 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 and 2019 taxes which shall be prorated as of the date of closing and which Second Parties assume and agree to pay.

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 as of the day and year first above written.

First Tennessee Bank National Association

By: _____

Title: _____

STATE OF _____

COUNTY OF _____

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged ___self to be the _____ of FIRST TENNESSEE BANK NATIONAL ASSOCIATION, the within named bargainor, a banking corporation, and that ___he as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____.

WITNESS my hand and official seal at office this _____ day of _____, 2019.

Notary Public

My Commission Expires: _____

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 _____, 2019.

Notary Public

My Commission Expires: _____