

OWNER/RESPONSIBLE TAXPAYER:

Map 094C, Group E, Parcel 006

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.

800 S. Gay Street, Suite 1700

Knoxville, TN 37929

File No. 202613 (TMA)

SPECIAL WARRANTY DEED

THIS INDENTURE made this ____ day of _____, 2020, between **EAST TENNESSEE HUMAN RESOURCE AGENCY, by Lynette Edwards, Representative Agent, as Conservator for William H. Overbey**, 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 of Anderson Tennessee, and being known and designated as all of Lot Twenty-Three (23) on the plat of the entire City of Oak Ridge, Tennessee, Subdivision Plan, as shown on Block 16CL (old Block Plan SD E-22) prepared by Michael Baker, Jr., Inc. and recorded in Plat Cabinet 3, Envelope 74-D (old Plat Book 2, page 112), in the Anderson County Register's Office, to which plat specific reference is hereby made for a more particular description and as shown via survey prepared by Dean A. Orr, TN RLS #3780, dated October 12, 2000.

BEING the same property conveyed to William H. Overbey by Warranty Deed from Robert Thompson and wife, Linda Thompson, dated November 11, 2009, and recorded in Book 1513, page 757, in the Anderson County Register's Office.

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 Parties, their heirs, successors and assigns, together with all of the rights and interest thereunto belonging, in fee simple.

The First Party covenants that First Party is lawfully seized in fee simple of the premises, 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 any and all applicable restrictions, agreements, easements and building setback lines as are shown in the records of the Anderson County Register's Office.

The First Party further covenants that First Party 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 William
H. Overbey

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 William H. Overbey**, 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 William H. Overbey.

Witness my hand seal at office this _____ day of _____,
2020.

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 _____, 2020.

My Commission Expires:

Notary Public