

OWNER/RESPONSIBLE TAXPAYER: THIS INSTRUMENT PREPARED BY:

Map 106J, Group D, Parcel 039.19

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929
File No. 203041 (TMA)

SPECIAL WARRANTY DEED

THIS INDENTURE made as of the _____ day of _____, 2020, between **EAST TENNESSEE HUMAN RESOURCE AGENCY, by Lynette Edwards, Representative Agent, as Conservator for Dorka A. Murphy**, 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. Five (5) of Knox County, Tennessee, within the 46th Ward of the City of Knoxville, Tennessee, and being known and designated as Unit 5, Building D, Piney Grove Church Road Condominiums, a horizontal property regime, as described in Master Deed recorded in Deed Book 1756, page 78, of record in the Register's Office, Knox County, Tennessee, to which reference is hereby made, together with an undivided interest appurtenant to the Unit in all common elements of the project as described in the Master Deed. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, co-owners and tenants of Piney Grove Church Road Condominiums contained in the Master Deed and the By-Laws and the Exhibits appended thereto, recorded in Deed Book 1756, page 78, in the Register's Office Knox County, Tennessee are incorporated in this deed by reference and made a part hereof, the same as though copied therein.

BEING the same property conveyed to Gayle D. Murphy and wife, Dorka A. Murphy by Warranty Deed from Fuad A. Jubran and wife, Yolanda Jubran dated July 1, 1994, and recorded in Deed Book 2145, page 1137, in the Knox County Register's Office. Gayle D. Murphy is now deceased, leaving Dorka A. Murphy as the surviving tenant by the entirety.

See Order Authorizing Sale of Real and Personal Property Located at 944 Piney Grove Church Road, Knoxville, Tennessee, entered in the Chancery Court for Knox County, Tennessee, No. 200478-2.

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 Knox 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 executed this instrument as of the day and year first above written.

EAST TENNESSEE HUMAN RESOURCE
AGENCY

By: _____
Lynette Edwards, Representative
Agent, as Conservator for Dorka A.
Murphy

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 Dorka A. Murphy, the within named bargainer, 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 Dorka A. Murphy.

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.

Notary Public

My Commission Expires: _____