

# HOUSE AUCTION

THURSDAY • DECEMBER 3RD • 2:30 PM

## TO SETTLE ESTATE

3801 WOODLAKE DRIVE (OFF TAZEVELL PIKE & JACKSBORO PIKE)



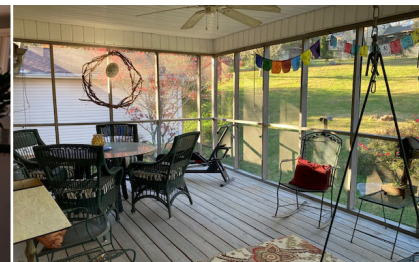
Open House:  
Sundays  
Nov. 22 & 29  
2:00-4:00 PM

**GREAT REHAB  
OPPORTUNITY!**

### SPECIAL PROPERTY FEATURES:

- 4 Bedrooms
- 2,150 sq. ft. +
- 1/2 Acre Corner Lot
- 3 1/2 Baths
- Two Car Garage
- Full Basement

***Auctioneer's Remarks: Spacious home that needs to be Renovated.  
Great location In Fountain City near Central H.S. in Harrill Hills Subdivision.***



Directions: Broadway to Jacksboro Pike past Pratt's Market, go straight or turn right onto Tazewell Pike, then left onto Briercliff Road.

Terms: 10% deposit day of sale, balance in 30 days. 10% Buyers Premium added to the final bid to determine final price.

**Slyman AUCTION**

**865-862-6161**  
SlymanAuction.com

Lic. 1216

Tuesday, November 17, 2020

**LOCATION**

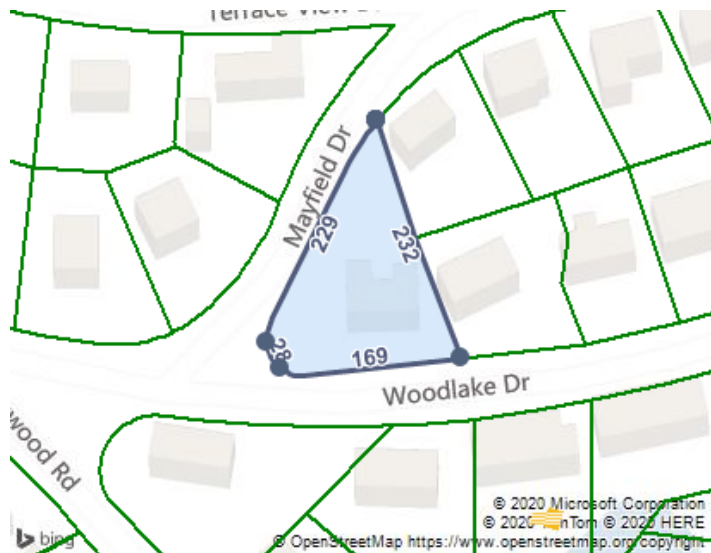
<b>Property Address</b>	3801 Woodlake Dr Knoxville, TN 37918-3452
<b>Subdivision</b>	Harrill Unit 8
<b>County</b>	Knox County, TN

**PROPERTY SUMMARY**

<b>Property Type</b>	Residential
<b>Land Use</b>	1 Family
<b>Improvement Type</b>	Single Family
<b>Square Feet</b>	2147

**GENERAL PARCEL INFORMATION**

<b>Parcel ID/Tax ID</b>	058DD020
<b>Alternate Parcel ID</b>	108167
<b>Account Number</b>	
<b>District/Ward</b>	CIT
<b>2010 Census Trct/Blk</b>	42/2
<b>Assessor Roll Year</b>	2019



**CURRENT OWNER**

<b>Name</b>	Captain William J Shirley Life Es
<b>Mailing Address</b>	3801 Woodlake Dr Knoxville, TN 37918-3452

**TAXES**

Tax Year	City Taxes	County Taxes	Total Taxes
2019	\$905.45	\$779.00	\$1,684.45
2018	\$905.45	\$779.00	\$1,684.45
2017	\$905.45	\$779.00	\$1,684.45
2016	\$857.23	\$730.00	\$1,587.23
2015	\$857.23	\$730.00	\$1,587.23
2014	\$857.23	\$729.64	\$1,586.87
2013	\$750.30	\$729.64	\$1,479.94

**PROPERTY CHARACTERISTICS: EXTRA FEATURES**

No extra features were found for this parcel.

## **3801 Woodlake Drive School Information**

### **Fountain City Elementary School**

2910 Montbelle Drive

Knoxville, TN 37918

(865) 689-1445

### **Gresham Middle School**

500 Gresham Road

Knoxville, TN 37918

(865) 689-1430

### **Central High School**

321 Jacksboro Pike

Knoxville, TN 37918

(865) 689-1400

Knoxville Title Agency, Inc.  
266 S. Peters Road  
Knoxville, TN 37923

**CERTIFICATE OF TITLE EXAMINATION**

This Examination Made For The Sole And Exclusive Use And Benefit Of:

**Slyman Auction**

THIS IS TO CERTIFY that I have made a careful examination of the public records in the County Courthouse of Knox County, Tennessee, as indexed, or have examined a summary of title or abstract prepared by a competent abstractor as the same relates to that parcel of real estate situated in Knox County, Tennessee, and more particularly described as follows:

SITUATED in District No. 7 (formerly 2nd) of Knox County, Tennessee, and within the 35th Ward of the City of Knoxville, Tennessee, being known and designated as Lot 8, Block 14, Harrill Hills Eighth Unit Addition, as shown on the map of the same of record in Plat Cabinet B, Slide 286B (Map Book 19, Page 11), in the Register's Office for Knox County, Tennessee, and being more fully described as follows:

BEGINNING at a point in the north line of Woodlake Drive at the common corner between Lots 7 and 8; thence with the line of Woodlake Drive along a curve to the right, a chord distance of South 88 deg. 05 min. West, 163.11 feet to an iron pin at the point of curve at the intersection of Woodlake Drive and Mayfield Road; thence along a curve to the right, the radius of which is 27.81 feet in a northerly direction an arc distance of 56.98 feet to a point in the southeast line of Mayfield Road; thence with said line, North 29 deg. 27 min. East, 113.73 feet to an iron pin; thence continuing with said line, North 26 deg. 24 min, East, 29.9 feet to an iron pin; thence continuing with said line along a curve to the right, a chord distance of North 31 deg. 03 min. East, 76.65 feet to an iron pin corner to Lot 9; thence with the line of Lot 9, South 18 deg. 15 min. East, 118.6 feet to an iron pin corner to Lot 7; thence with the line of Lot 7, South 18 deg. 10 min. East, 118.6 feet to the place of BEGINNING; according to the survey of Batson and Himes, Engineers, Knoxville, Tennessee, dated 8 July, 1963.

This examination was made up to the 9<sup>th</sup> day of November, 2020,

at 8:00 a.m., and in my opinion fee simple title as of the date of such examination was vested in to Kathrine Mary Captain, Demetra Helen Captain, and Angela Stephanie Captain as Tenants in Common with Right of Survivorship, by Quit Claim Deed dated August 21, 1992, and recorded on November 10, 1992, in Warranty Book 2088, Page 759, in the Register's Office for Knox County, Tennessee; and is **subject to the following:**

**I: TAXES:**

CLT# 058DD-020  
Assessment: \$36,750.00

2019 Knox County taxes are delinquent and due in the amount of \$844.18\*.

2019 City of Knoxville taxes were paid in the amount of \$905.45 on April 20, 2020.

2020 Knox County taxes are due in the amount of \$779.00 and payable October 1, 2020 and delinquent March 1, 2021.

2020 City of Knoxville taxes are due in the amount of \$905.45 and are payable October 1, 2020 and delinquent March 1, 2021.

All previous years' taxes on subject property have been paid.

\*Must verify amount due with Trustee's Office.

**II. RESTRICTIONS, EASEMENTS AND CONDITIONS:**

Subject to all easements, restrictions, and building setback lines as shown in the Register's Office for Knox County, Tennessee, including but not limited to, Deed Book 1523, Page 681, Deed Book 846, Page 362 and Plat Cabinet B, Slide 286B (Map Book 19, Page 11), in the Register's Office for Knox County, Tennessee.

Subject to any and all applicable restrictions, easements, conditions, etc. of record in the Register's Office for Knox County, Tennessee.

**III. DEEDS OF TRUST AND/OR PURCHASE LIENS:**

Deed of Trust from William J. Captain et ux Shirley Captain,

to Rufus W. Beamer Jr., Trustee, securing Joseph J. Levitt, Jr., dated April 19, 1989 and recorded on May 3, 1989, in the amount of \$5,000.00, in the Register's Office for Knox County, Tennessee, has not been released.

**IV. Other:**

William J. Captain and Shirley Captain held life estates, obtain copies of death certificate to relinquish life estate.

**FINAL CERTIFICATE OF TITLE EXAMINATION**

IV. This title report does not make any representation with regard to (a) any parties in possession; (b) deficiencies in quantities of land; (c) boundary line disputes; (d) roadways; (e) any unrecorded easements; (f) any unrecorded liens; (g) accuracy of the index books of the Register's Office for Knox County, Tennessee; (h) any matter not of public record which would be disclosed by an accurate survey or inspection of the premises; (i) any undisclosed heirs; (j) any fraud or forgery in connection with any of the instruments in the chain of title; (k) mental incompetence; (l) confusion with regard to the name of proper identity of parties; (m) improprieties with regard to delivery of deed; (n) marital rights (spouse or former spouse of past owners not revealed in the instrument); (o) any instrument executed by a minor; (p) lack of corporate capacity in the event a corporation is in the chain of title; (q) any facts that would be revealed by an examination of the records of the State Courts, Federal District Court, and Federal Bankruptcy Court; (r) any questions of security interest or liens under the Uniform Commercial Code; (s) any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment, of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.

These items listed under paragraph IV are matters which would not be revealed by an examination of the record of the Register's Office of Knox County, Tennessee, and therefore, matters in which we have no means of securing the necessary information. The matters under (a), (b), (c), (d) and (e) could be protected against by an accurate survey by a qualified licensed surveyor. Item (f)

unrecorded liens, could be guarded against by an inspection of the premises for new improvements and if such appear to have been present, the utilization of the notice of completion and waiting 10 (ten) days to close as per TCA 64-1145, et seq. Paragraph V, (g) through (r) may be insured against by the utilization of title insurance, and should you desire more information in that regard we would be pleased to discuss same with you.

KNOXVILLE TITLE AGENCY INC.

BY:

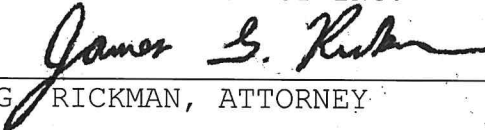
  
\_\_\_\_\_  
JAMES G. RICKMAN, ATTORNEY

Exhibit A

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THIS CONVEYANCE is made subject to all easements, restrictions, and building setback lines as shown in the Register's Office for Knox County, Tennessee, including but not limited to, Deed Book 1523, Page 681, Deed Book 846, Page 362 and Plat Cabinet B, Slide 286B (Map Book 19, Page 11), in the Register's Office for Knox County, Tennessee.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements, conditions, etc. of record in the Register's Office for Knox County, Tennessee.

BEING the same property conveyed to Kathrine Mary Captain, Demetra Helen Captain, and Angela Stephanie Captain as Tenants in Common with Right of Survivorship, by Quit Claim Deed dated August 21, 1992, and recorded on November 10, 1992, in Warranty Book 2088, Page 759, in the Register's Office for Knox County, Tennessee.

BEING the same property conveyed to \_\_\_\_\_ by Warranty Deed dated \_\_\_\_\_ and recorded on \_\_\_\_\_ in Instrument No. \_\_\_\_\_ in the Register's Office for Knox County, Tennessee.