BILL GARRETT, Davidson County
Trans:T20130058768 DEEDWARRSP
Recvd: 07/10/13 14:06 2 pgs
Fees:13.00 Taxes:5.92

20130710-0071389

THIS INSTRUMENT WAS PREPARED BY: **HALLMARK TITLE COMPANY** **100 BLUEGRASS COMMONS BOULEVARD** **SUITE 115** **HENDERSONVILLE, TN 37075**	STATE OF TENNESSEE COUNTY OF SUMNER THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3RD DAY OF JULY 2013. NOTARY PUBLIC MY COMMISSION EXPIRES:

STEVEN G WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-14-2016

ADDRESS NEW OWNER(S) AS FOLLOWS: .	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Enchanted Developments LLC (NAME)	Same as new owner (NAME)	07008000700
4232 Princess Lane (STREET ADDRESS)	(STREET ADDRESS)	
Nashville TN 37218 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **STATE OF TENNESSEE**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **ENCHANTED DEVELOPMENTS LLC, a Tennessee limited liability company** hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Being in the 21st Civil District of Davidson County, Tennessee, and bounded, limited, and described as follows, to-wit:

Beginning at a stone on the north side of the present road or passway; thence West 160 feet to the southeast corner of the Nix land; thence at a right angle North 160 feet along the east line of the land conveyed by Maggie Banks, a widow, to John Thomas Nixon and wife and extending along the Maggie Banks' line 10 feet to the northwest corner of the land conveyed by Maggie Banks to Thomas Williams and wife, Charlene Williams; thence at a right angle South 160 feet along the south line of the Williams land to the southeast corner of the Williams' land and the east line of the Maggie Banks' land; thence along the east line of the Maggie Banks' land 160 feet to the point and place of beginning.

Being part of the same property vested in the State of Tennessee by Judgment of Forfeiture of record in Instrument No. 20130305-0021843, Register's Office, Davidson County, Tennessee. See also Order Authorizing Sale of Forfeited Real Property of record in Instrument No. 20130305-0021842 Register's Office, Davidson County, Tennessee.

This is **unimproved** property, known as 829 West Trinity Lane, Nashville, TN 37207.

This conveyance is subject to any and all existing easements and/or restrictions of record.

The legal description contained herein is the same as in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTOR does hereby covenant with the said GRANTEE that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEE, her heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise. The warranties passing to grantees hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of the subject real estate. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 3rd day of July, 2013.

STATE OF TENNESSEE

By: _____
John C. Zimmermann, Assistant District Attorney General

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John C. Zimmermann, Assistant District Attorney General, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Assistant District Attorney General for the State of Tennessee, and that he as Assistant District Attorney General, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the State of Tennessee by himself as Assistant District Attorney General.

Witness my hand and seal at office this 3rd day of July, 2013.

_____
Notary Public

My Commission Expires:

OMEKA FULLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 18, 2016