BILL GARRETT, Davidson County
Trans:T20130060102 DEEDWARRSP
Recvd: 07/15/13 13:37 2 pgs
Fees:13.00 Taxes:336.70

20130715-0073010

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 $91,000.00 Jennifer A. Hoffman AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8TH DAY OF JULY 2013. NOTARY PUBLIC MY COMMISSION EXPIRES: 12/28/13

J. A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Vivak Persad (NAME)	Same as new owner (NAME)	070 07 0 080.00
147 Howard Woody Drive (STREET ADDRESS)	(STREET ADDRESS)	
LaVergne, TN 37086 (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 **VIVAK PERSAD**, 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 a tract of land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, and being the northwesterly part of Lot No. 42 and the southwesterly part of Lot No. 41 on the Map of the Free Silver Plan, showing 2nd Addition and other lots, as of record in Book 332, page 46, in the Register's Office for said County, and described together as follows: Beginning at a point in the center line of West Trinity Lane in the easterly margin of Lot 45, 152.3 feet southerly from the southerly margin of Lincoln Street; thence S 6° 49' E 397 feet with the easterly margin of Lot 45 to a point in the common line between Lots 42 and 45 in said Plan; thence S 79° 58' E 104.5 feet to a point; thence N 6° 49' W 459.3 feet to a point in the center line of West Trinity Lane; thence S 65° 25' W 105 feet with the center line of West Trinity Lane to the point 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 **improved** property, known as 916 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 8th 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 8th day of July, 2013.

_____
Notary Public

My Commission Expires:

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