BILL GARRETT, Davidson County
Trans:T20130073139 DEEDWARRSP
Recvd: 08/23/13 13:31 2 pgs
Fees:13.00 Taxes:146.15

20130823-0089276

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 $39,500.00 James C. Tolbert Jr. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF AUGUST, 2013. NOTARY PUBLIC MY COMMISSION EXPIRES:

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-28-2016

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Thresa Tolbert	Same as new owner	08114014600
(NAME)	(NAME)	
8207 Sawyer Brown Rd. J2		
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville TN. 37221		
(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 **THRESA TOLBERT**, 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:

Land in Davidson County, Tennessee, being Lot No. 66 on the revised Plan of Fisk Park, as of record in Book 2331, page 114, Register's Office for said County.

Said Lot No. 66 fronts 50 feet on the east side of 24th Avenue North, and runs back 125 feet on the north line and 77 feet on the south line to a dead line in the rear on which is measures 69.8 feet, being a broken line.

Being the same property conveyed to the State of Tennessee by quitclaim deed from Barbara Sutton, of record in Instrument No. 20130404-0033366, Register's Office, Davidson County, Tennessee. See also Preliminary Order of Forfeiture of record in Instrument No. 20130430-0042782, Judgment of Forfeiture of record in Instrument No. 20130404-0033363 and Notice of Lien Lis Pendens of record in Instrument No. 20101116-0091729, Register's Office, Davidson County, Tennessee.

This is **improved** property, known as 1504 24th Avenue North, Nashville, TN 37208

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 19th day of August, 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 19th day of August, 2013.

_____
Notary Public

My Commission Expires: 10/18/16

File No: 130642

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