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 $29,000.00 AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF AUGUST, 2013. NOTARY PUBLIC MY COMMISSION EXPIRES:

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Mark Driver	Same as new owner	092-060-502.00
(NAME)	(NAME)	
3698 Hwy 49 E		
(STREET ADDRESS)	(STREET ADDRESS)	
Charlotte, TN. 37036		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

BILL GARRETT, Davidson County
Trans:T20130073143 DEEDWARRSP
Recvd: 08/23/13 13:33 2 pgs
Fees:13.00 Taxes:107.30
20130823-0089279

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 **Mark Driver**, 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. 85 on the Plan of Faulconer and Ashcroft's Subdivision of Lot Nos. 18 and 19 in the Boyd McNairy Tract of record in Plat book 57, Page 121, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marc Sutton and wife, Barbara Sutton by deed recorded in Instrument No: 20090817-0077091, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to State of Tennessee by deed from Barbara Sutton, dated April 4, 2013 and recorded on April 4, 2013 in Instrument No: 2013040-0033365, Register's Office, Davidson County, Tennessee; and by Judgment of Forfeiture, State of Tennessee vs Marc Antonio Sutton and Barbara Brown Sutton dated April 4, 2013 and recorded on April 4, 2013 in Instrument No: 2013040-0033363, said Register's Office.

This is **improved** property, known as 2608 Booker Street, 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 16th 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 16th day of August, 2013.

_____
Notary Public

My Commission Expires: 10/18/16

File No: 130643

