BILL GARRETT, Davidson County
Trans: T20160023766 DEEDWARRSP
Recvd: 03/23/16 15:15 2 pgs
Fees: 13.00 Taxes: 506.90
20160323-0027675

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 **$137,000.00** _____ AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF MARCH, 2016. _____ NOTARY PUBLIC MY COMMISSION EXPIRES: 2/25/20

VICKI DUTTON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Wagma A. Dorani	SAME AS NEW OWNER	163-02-0-056.00
(NAME)	(NAME)	
304 Bowwood Drive		
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, Tennessee 37217		
(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 **Wagma A. Dorani, a married woman**, hereinafter called the GRANTEE, herr 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. 107 on the Plan of Hickory Highland Place, Section Two, Phase One of record in Instrument No. 199912230306510 and 199912230306511, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to State of Tennessee by Corrected Judgment of Forfeiture dated March 20, 2015 and recorded on March 20, 2015 in Instrument Number 20150320-0024372 and Instruments dated October 15, 2015 and recorded on October 20, 2015 in Instrument No: 20151020-0106698 and Instrument No: 20151020-0106702, Register's Office, Davidson County, Tennessee. Being the same property conveyed Temicka Campbell by Quitclaim Deed from Peyman Behrouziseisan dated December 2, 2014 and recorded on December 2, 2014 in Instrument No: 20141202-0110398, Register's Office, Davidson County, Tennessee.

Subject to Restriction of record in Book No: 10421, page 239, said Register's Office.

Subject to Easement of record in Instrument No: 20081008-0101957, said Register's Office.

This is **improved** property, known as 4429 Winton Drive, Antioch, Tennessee 37013.

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 21 day of March, 2016.

STATE OF TENNESSEE

By: _____
Edward S. Ryan, Assistant District Attorney General

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward S. Ryan, 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 21 day of March, 2016.

Ashley Leighann Mondelli
Notary Public

My Commission Expires:
11/5/2018

File No: 161586

