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 **$25,000.00** AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF APRIL, 2016. NOTARY PUBLIC MY COMMISSION EXPIRES

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Reginald McKeever	SAME AS NEW OWNER	059 16 0 089.00
1621 Lethia Drive		BILL GARRETT, Davidson County Trans:T20160037053 DEEDWARRSP Recvd: 05/04/16 11:12 2 pgs Fees:13.00 Taxes:92.50
Nashville, TN 37206		20160504-0043983

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 **Reginald McKeever,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Wilson** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of J.B. Haynie's Cleveland Plan of record in Plat Book 161, Page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Temicka Campbell by quitclaim deed from PUUSH Managment, LLC dated October 2, 2014 and recorded on October 3, 2014 in Instrument No: 20141003-0091780, said Register's Office; the same being further conveyed to State of Tennessee by Notice of Lien Lis Pendens recorded on March 20, 2015 in Instrument No: 20150320-0024374 and Judgment of Forfeiture Filed In the Criminal Court for Davidson County, Tennessee, Division I, Docket No: 2015-C-2042, and recorded on October 20, 2015 in Instrument No: 2015020-0106695 and Instrument No: 2015020-0106699, Register's Office for Davidson County, Tennessee.

This is **unimproved** property, known as 2430 Adlai Street, Nashville, Tennessee 37207.

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 28 day of April, 2016.

STATE OF TENNESSEE

By: _____
Edward S. Ryan, 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 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 28 day of April, 2016.

Ashley Leighann Mondelli
Notary Public

My Commission Expires:
11/5/2018

File No: 161587

ASHLEY LEIGHANN MONDELLI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY