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 **$132500.00.** AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 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:
The 404 Company, LLC, a Tennessee Limited Liability Company	SAME AS NEW OWNER	082-03-0-136.00
404 Brookview Drive	404 Brookview Drive	
Gallatin, Tennessee 37066	Gallatin, Tennessee 37066	

BILL GARRETT, Davidson County
Trans:T20160037053 DEEDWARRSP
Recvd: 05/04/16 11:13 2 pgs
Fees:13.00 Taxes:490.25
20160504-0043985

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 **The 404 Company, LLC, a Tennessee limited liability company,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of **TENNESSEE**, described as follows, to-wit:

A certain tract of land, being Lot No. 10 on A.C. Webb's unregistered plan of the tract purchased by him from Gatewood in Davidson County, Tennessee. A lot of land in the 20th War of the City of Nashville, being part of the Old Lindsley Tract of land, described as follows: Beginning on the easterly margin of North Second Street, 262 feet northerly from the northerly margin of Cleveland Street, formerly known as Joy Avenue; thence with the easterly margin of North Second Street, northerly 50 feet; thence at right angles easterly 181 feet, more or less, to an alley; thence with said alley southerly 50 feet; thence westerly 181 feet, more or less to the beginning.

Being the same property conveyed to Emmitt Harvels by deed from Johnny Burroughs and wife, Linda Burroughs dated July 19, 2011 and recorded on July 20, 2011 in Instrument No: 20110720-0055389, Register's Office for Davidson County, Tennessee; and Scrivener's Affidavit recorded on August 8, 2011 in Instrument No: 2011080-0060682, said Register's Office; and the same property further conveyed to State of Tennessee by Judgment of Forfeiture as filed in the Criminal Court for Davidson County, Tennessee, Division VI, Docket No: 2013-B-1295, and recorded on December 4, 2015 in Instrument No: 20151204-0122537, said Register's Office.

This is **improved** property, known as 907 North 2nd 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

