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 $~~124,000.00~~ $20,000 AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF APRIL, 2016. NOTARY PUBLIC MY COMMISSION EXPIRES:

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 12-28-2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Karl Schoenenberger and wife, Marika Schoenenberger	SAME AS NEW OWNER	059 16 0 110.00 and 059 16 0 111.00
1311 Coreland Drive	1311 Coreland Drive	
Madison, Tennessee 37115	Madison, Tennessee 37115	

BILL GARRETT, Davidson County
Trans:T20160043073 DEEDWARRSP
Recvd: 05/23/16 13:19 2 pgs
Fees:13.00 Taxes:74.00
20160523-0051371

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 **Karl Schoenenberger and wife, Marika Schoenenberger,** 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 Nos. 116 and 117 on the Haynie's Cleveland Plan of record in Book 161, Page 35, Register's Office for said County. Said lots adjoin 87 feet on the northerly side of Adlai Street and extend back between lines 125 feet on the easterly line and 143 feet, more or less, on the westerly line to an alley on which lot 117 measures 18 feet, lot 116 being triangular in shape.

Being the same property conveyed to Lasean Campbell by deed from The Estate of John T. Murphree dated June 4, 2014 and recorded on June 13, 2014 in Instrument No: 20140613-0051793, said Register's Office; and the same further conveyed to State of Tennessee by Notice of Lien Lis Pendens recorded on March 20, 2015 in Instrument No: 20150320-0024375, said Register's Office; and Judgment of Forfeiture recorded on October 20, 2015 in Instrument No: 2015020-0106696 and Judgment of Forfeiture recorded on October 20, 2015 in Instrument No. 201510200106700, said Register's Office.

This is un**improved** property, known as 2511 Adlai Street, Nashville, TN 37207 and 2513 Adlai Street, Nashville, TN 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 22 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 22 day of April, 2016.

Ashley Leighann Mondelli
Notary Public

My Commission Expires:
11/5/2018

File No: 161592

