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 **$160,000.00.** AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF JUNE, 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:
Carmen Pineda And Veronica Ruiz	SAME AS NEW OWNER	165-00-0-098.00
12344 Old Hickory Blvd	12344 Old Hickory Blvd	
Antioch, TN. 37013	Antioch, TN. 37013	

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 **Carmen Pineda and Veronica Ruiz, as tenants in common with right of survivorship,** 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:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as follows: A Tract or Parcel of land lying in the 2nd Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by Hickerson-Miller dated April 24, 1956, containing 7.54 acres, more or less. Beginning at a point in the northerly margin of Old Hickory Boulevard, said point being the southeast corner of the herein described property and begin 416 feet from a 10 inch elm located in the northerly margin and said 10 inch elm being the southeast corner of the tract of land conveyed to Sam D. Peach and Robert E. Parrish by deed from E.W. Hackney and wife, Clara F. Hackney, of record in Book 3917, Page 826, said Register's Office; thence S 69 deg. 30' W along the northerly margin of Old Hickory Boulevard 306.2 feet to a point; thence N 2 deg. 20' W 1,358 feet to a point; thence S 84 deg. 45' E 214 feet to a point; thence S 00 deg. 45' W 110 feet to a point, thence S 8 deg. 40' E 1,120 feet, more or less to the point of beginning.

Being the same property conveyed to Erika Navarro by Special Warranty Deed from Federal Home Loan Mortgage Corporation recorded on May 15, 2013 in Instrument No: 20130514-0048412, Register's Office for Davidson County, Tennessee; the same being conveyed to State of Tennesee by Judgment of Forfeiture as filed in the Criminal Court for Davidson County, Tennessee, Division 1, Docket No: 2015-C-2042 and recorded in Instrument No: 20160317-0025507, Register's Office for Davidson County, Tennessee

BILL GARRETT, Davidson County
Trans: T20160047768 DEEDWARRSP
Recvd: 06/07/16 08:43 2 pgs
Fees: 13.00 Taxes: 592.00

20160607-0057099

This is **improved** property, known as 12344 Old Hickory Blvd., 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 2 day of June, 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 2 day of June, 2016.

Ashley Leighann Mondelli
Notary Public

My Commission Expires:
11/5/2018

File No: 161774

