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 **$209,500.00.** AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF September, 2017. NOTARY PUBLIC MY COMMISSION EXPIRES:

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 12-28-2019

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Didacus Onodingene	Didacus Onodingene	149-15-0A-018.00
25 Century Blvd	25 Century Blvd	
Nashville, Tennessee 37214	Nashville, Tennessee 37214	

Bill Garrett Davidson County
Batch# 12874 **DEEDWARRSP**
10/12/2017 01:39:54 PM 2 pgs
Fees: $13.00 Taxes: $775.15

20171012-0104744

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 **Didacus Onodingene,** 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:

LAND in Davidson County, Tennessee, being Lot No. 18 on the plan of Section One, Cambridge Forest, of record in Plat Book 9700, Pages 299 and 300, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Emmett Harvell, unmarried and Chiquita Fields, unmarried, as joint tenants with right of survivorship, by Warranty Deed from Isabel G. Cropley, an unmarried woman, dated 4/28/10 and recorded 4/30/10 in Instrument No. 20100430-0032958; said property having been further conveyed to Emmett Harvell, unmarried, by Quitclaim Deed from Chiquita Fields, unmarried, dated 4/30/15 and recorded 5/18/15 in Instrument No. 20150518-0045395, in the Register's Office of Davidson County, Tennessee; Notice of Lien Lis Pendens filed by State of Tennessee on December 56, 2012 in Instrument No: 20121206-0112350, said Register's Office, and Judgment of Forfeiture for State of Tennessee vs. Emmett Harvell dated December 3, 2015 and recorded on December 4, 2015 in Instrument No: 20151204-0122538, said Register's Office; and Judgment of Forfeiture filed by State of Tennessee vs. Chiquita Maria Fields dated July 25, 2013 and recorded on January 13, 2016 in Instrument No: 20160113-0003482, said Register's Office; and Order of Default Judgment for State of Tennessee vs. Myron Rosenboro, Gina James and their heirs, successors, personal representative and assigns dated June 2, 2017 and recorded on August 1, 2017 in Instrument No: 20170801-0078275, said Register's Office.

This is **improved** property, known as 2409 Evanfield Court, 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/our hands this 22nd day of September, 2017.

STATE OF TENNESSEE

Edward S. Ryan, Assistant District Attorney

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Edward S. Ryan with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Assistant District Attorney of State of Tennessee and that he as such Assistant District Attorney executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Assistant District Attorney

WITNESS my hand and seal this 22nd day of September, 2017.

Ashley Leighann Mondelli

Notary Public

My Commission Expires: 11-5-2018

ASHLEY LEIGHANN MONDELLI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No.: 173547