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 $1030000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY of October, 2017. NOTARY PUBLIC MY COMMISSION EXPIRES: 2/25/20

VICKI DUTTON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Dominic G. Lyons and Jessica A. Lyons	Dominic G. Lyons and Jessica A. Lyons	050-11-0-066.00
804 Curtis Drive	804 Curtis Drive	
Nashville, Tennessee 37201	Nashville, Tennessee 37201	

Bill Garrett Davidson County
Batch# 17797 **DEEDWARRSP**
10/25/2017 10:32:36 AM 2 pgs
Fees: $13.00 Taxes: $399.60

20171025-0109375

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 **Dominic G. Lyons and Jessica A. Lyons,** 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:

Land in Davidson County, Tennessee, being Lot No. 54, Map of Village By The Creek, Section four, of record in Book 6250, Page 89, 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 the State of Tennessee by Judgment of Forfeiture as filed in the Criminal Court for Davidson County, Tennessee, Division I, Docket No: 2016-B-552, dated May 5, 2016 and recorded on May 9, 2016 in Instrument No: 20160509-0045793, Register's Office for Davidson County, Tennessee and by Order of Default Judgment dated June 2, 2017 and filed in the Chancery Court for Davidson County, Tennessee, at Nashville, Document No: 17-171IV as filed on June 12, 2017; the same being recorded on August 1, 2017 in Instrument No: 20170801-0078275, Register's Office for Sumner County, Tennessee.

This is **improved** property, known as 3700 Brickmont Drive, 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 20 day of October, 2017.

STATE OF TENNESSEE

By: _____
Andrea Green, 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 Andrea Green, Assistant District Attorney General, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she is the Assistant District Attorney General for the State of Tennessee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the State of Tennessee by Andrea Green as Assistant District Attorney General.

Witness my hand and seal at office this 20 day of October, 2017.

_____
Notary Public

My Commission Expires:
11/5/2018

File No: 173544

ASHLEY LEIGHANN MONDELLI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY