BILL GARRETT, Davidson County
Trans:T20100035854 DEEDWARR
Recvd: 06/14/10 11:35 2 pgs
Fees:13.00 Taxes:965.70
20100614-0045930

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $261,000.00

Affiant

Subscribed and sworn to before me, this 10th day of June, 2010.

Notary Public

My commission expires: 7-21-13

DAVID R.A. ROETGER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tyson Brown	**American Mortgage Service Company**	**118-1-352.00**
913 Halcyon Avenue	**11503 Springfield Pike**	
Nashville, TN 37204	**Cincinnati OH 45246**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Afton Mooney, F/K/A Afton Stubblefield and William Mooney, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tyson Brown, an unmarried person

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 Number 31 on the Map of W.D. Gale's Kirkwood Addition, of record in Book 332, page 76, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Afton Stubblefield and William Mooney by Warranty Deed from June Neely, n.k.a. June-Kern and husband, Ian Kern, recorded on the 17th day of October, 2007 in Instrument No. 20071017-0122936, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 332, Page 76, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 913 Halcyon Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 hand(s) this 10th day of June, 2010.

Afton Mooney, f/k/a Afton Stubblefield

William Mooney

STATE OF Missouri)
COUNTY OF St. Louis City)

Personally appeared before me, a Notary Public of said County and State, Afton Mooney and William Mooney, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of June, 2010.

Notary Public

My Commission Expires: 12/4/10

FELECIA FOUCHE'
Notary Public-Notary Seal
State of Missouri, St. Louis City
Commission # 06977099
My Commission Expires Dec 4, 2010