File No.0307120001

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120022215 DEEDWARR
Recvd: 03/27/12 13:32 2 pgs
Fees:13.00 Taxes:503.20
20120327-0026023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant JANIS A. ADAMS

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF MARCH, 2012

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Return to
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd., Ste 101
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle McMaster	Primelending	142-10-0B-079.00
(NAME)	(NAME)	
607 Barlin Drive	18111 Preston Rd, Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Dallas TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Brennan Frances Mooney and wife, Erica Mooney and Lynne E. Mooney, married** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto, **Kyle McMaster**, an unmarried man hereinafter called the grantee(s), HIS 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 79, as shown on the map entitled the Plan of Belle Meade Pointe, Phase II, of record in Plat Book 6250, Page 797, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brennan Frances Mooney, unmarried and Lynne E. Mooney, married, by deed from Mark A. Lynn, unmarried, of record as Instrument No. 20050630-0075446, dated June 26, 2005, said Register's Office.

The said Erica Mooney joins in conveyance to release any and all said interest in property.
Lynne E. Mooney did not occupy the home therefore her spouse did not need to sign said Warranty Deed..

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 607 Barlin Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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 hands this 22nd day of March, 2012.

Brennan Frances Mooney

Erica Mooney

Lynne E. Mooney by Brennan F. Mooney, Attorney-in-Fact, Attorney - in - Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within names Brennan Frances Mooney and Erica Mooney, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this 22 day of March, 2012.

Commission expires: 12-21-14

Notary Public

JENNY AVERHOFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee

County of Davidson

On this 22nd day of March, 2012, before me personally appeared Brennan F. Mooney to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lynne E. Mooney, and who acknowledged that he executed the same as the free act and deed of Lynne E Mooney.

My Commission expires: 12-21-14

Notary Public

JENNY AVERHOFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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