WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$29,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 30th day of July, 2012

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Steven Lamar Mayo	SAME	071-04-0-108.00
2614 Flamingo Drive		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **American Consulting Corporation**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Steven Lamar Mayo**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the Southeasterly one-half (1/2) of Lot No. 381 on the Plan of Joywood Estates Heights, Section II-A as of record in Book 1424, Page 20, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the Westerly margin of Flamingo Drive at the corner of Lot Nos. 381 and 382; Thence with the line between said two Lots, Westwardly 160.9 feet to the corner of Lot Nos. 380, 381 and 382; Thence Northeastwardly 159.1 feet to the Southwesterly margin of Flamingo Drive; Thence with same, Southeastwardly around a slight curve, 117.3 feet to the beginning.

Being the same property conveyed to American Consulting Corporation from The Callins Law Firm, LLC, as Substitute Trustee, by Substitute Trustee's Deed on July 24, 2012, of record in Instrument Number 20120726-0065771, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plat Book 1424, Page 20, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2614 Flamingo Drive, Nashville, TN 37027**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 30, 2012.

American Consulting Corporation

By Dale Hire

Davidson County DEEDWARR
Recvd: 08/09/12 13:34 2 pgs
Fees:13.00 Taxes:107.30
20120809-0071208

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30thday of July, 2012 before me, appeared Dale Hire to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of American Consulting Corporation and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Dale Hire acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY