6

BILL GARRETT, Davidson County
Trans: T20140029680 DEEDWARR
Recvd: 05/01/14 08:33 3 pgs
Fees: 18.00 Taxes: 436.60
20140501-0036555

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $118,000.00

Affiant

Subscribed and sworn to before me, this 28th day of April, 2014.

Notary Public

My commission expires: 5/8/17

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CARA MANKA	Mortgage Master	09615000900
3115 LAKELAND DRIVE	102 Elm Street, 3rd Floor	
NASHVILLE, TN 37214	Walpole, MA 02081	

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,

THE ESTATE OF CLARENCE V. FOLEY

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

CARA MANKA, INDIVIDUALLY

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:

BEING Lot No. 914 clover Hill, Section XI, as shown by plat of record in Plat Book 2663, page 26, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING THE SAME PROPERTY CONVEYED TO CLARENCE V. FOLEY, AN UNMARRIED PERSON, BY RICHARD W. WHALEY AND WIFE, JACQUELINE WHALEY, DATED 10/18/2002 AND RECORDED ON 11/04/2002 IN INSTRUMENT NUMBER 20021104-0135186, SAID REGISTER'S OFFICE IN THE AMOUNT OF $89,950.00. CLARENCE V. FOLEY HAVING SINCE DIED ON 1/22/2007, LEAVING A LAST WILL AND TESTAMENT OF RECORD IN THE CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE IN CASE NO. 07P620 APPOINTING JENNIFER L. FOLEY AS EXECUTRIX. KATHY ELAINE CARWELL HEREBY SIGNS TO CONVEY ANY INTEREST SHE MAY HAVE AS THE HEIR OF CLARENCE V. FOLEY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 3115 LAKELAND DRIVE, NASHVILLE, TN 37214.

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 28th day of April, 2014.

THE ESTATE OF CLARENCE V. FOLEY

Kathy Elaine Carwell, Heir
KATHY ELAINE CARWELL, HEIR

_____ See next page for additional signature
JENNIFER L FOLEY, EXECUTRIX AND HEIR

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF ~~DAVIDSON~~ Warren

Personally appeared before me, a Notary Public of said County and State, KATHY ELAINE CARWELL, the within named Grantor(s), 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 28th day of April, 2014.

Barbara Robertson
Notary Public

My Commission Expires: 8-1-2015

BARBARA ROBERTSON
Notary Public
State at Large
Kentucky
My Commission Expires Aug 1, 2015

STATE OF KENTUCKY
COUNTY OF

Personally ~~appeared~~ before me, a Notary Public of said County and State, JENNIFER L. FOLLEY, the within named Grantor(s), 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 28th day of April, 2014.

_____
Notary Public

My Commission ~~Expires~~: _____

Witness my/our hand(s) this 28th day of April, 2014.

THE ESTATE OF CLARENCE V. FOLEY

KATHY ELAINE CARWELL, HEIR

Jennifer Lynn Foley, Executrix and Heir
JENNIFER L FOLEY, EXECUTRIX AND HEIR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, KATHY ELAINE CARWELL, the within ~~named~~ Grantor(s), 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 28th day of April, 2014.

Notary Public

My ~~Commission~~ Expires:_____

STATE OF ~~KENTUCKY~~ Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, JENNIFER L. FOLLEY, the within named Grantor(s), 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 28th day of April, 2014.

Notary Public

My Commission Expires: 5/3/16

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016