Davidson County	DEEDWARR
Recvd: 09/10/14 14:46	4 pgs
Fees:23.00 Taxes:662.30	
20140910-0083026	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Affiant

SELINA HARRIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires May 5, 2015

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of September, 2014

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Thelma Mulloy	Highland Residential Mortgage, LTD.	102 07 0 045.00
(NAME)	(NAME)	
6665 Beacon Lane	12001 N. Central Expressway, Suite #750	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Nine Thousand And No/100 Dollars ($179,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Estate of Roberta L. Candler**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thelma Mulloy**, *single 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:

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. 87 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, Page 91, Register's Office for said County.
Said Lot No. 87 fronts 80.0 feet on the Southeasterly side of Beacon Lane and extends Back 150.0 feet on the Northeasterly line and 110.0 feet on the Southwesterly line to a dead line in the rear, which is a broken line, measuring a total of 99.23 feet thereon.
Being the same premises conveyed to Roberta L. Candler, A Single Person by Warranty Deed from Fannie Latilda Pierce dated April 13, 2006 and recorded April 17, 2006 as Instrument No. 20060417-0042888, in said Register's Office for Davidson County, Tennessee. The said Roberta L. Candler having passed away on 4/29/14. (LB)
This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6665 Beacon Lane, Nashville, TN 37209

File Number: GRN-140388

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, has 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 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 our hands this 5 day of September 2014.

Estate of Roberta L. Candler

BY: Kimberly Eckstein Executor
Kimberly Eckstein, Executor

Kimberly Eckstein
Kimberly Eckstein, Individually

Joann Rist
Joann Rist

Andrew Rist by Kimberly Wakefield Eckstein, Attorney in fact
Andrew Rist by Kimberly Wakefield Eckstein
Attorney in Fact

Charles Ronald Candler
Charles Ronald Candler

Sandra Renea Taylor
Sandra Renea Taylor

Michael Candler
Michael Candler

Rachel Mahon
Rachel Mahon

Christopher Candler
Christopher Candler

File Number: GRN-140388

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS:

On this 5th day of September 2014, before me personally appeared Kimberly Eckstein, as Executor of the Estate of Roberta L. Candler, and also as herself, Kimberly Eckstein, individually, to me personally known or proved to me on the basis of satisfactory evidence, to be the person described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

SELINA HARRIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON, TENN My Comm. Expires May 5, 2015

Notary Public

My Commission Expires: SEAL

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS:

On this 5th day of September 2014, before me personally appeared Joann Rist, Charles Ronald Candler, Sandra Renea Taylor, Michael Candler, Rachel Mahon, and Christopher Candler, to me personally known or proved to me on the basis of satisfactory evidence, to be the persons described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

SELINA HARRIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON, TENN My Comm. Expires May 5, 2015

Notary Public

My Commission Expires: SEAL

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS:

On this 5th day of September 2014, before me personally appeared Kimberly Wakefield Eckstein, to me personally known or proved to me on the basis of satisfactory evidence to be the person described in, and who executed the foregoing instrument on behalf of Andrew Rist, as his duly appointed attorney in fact, and who acknowledged that she executed the same as the free act and deed of the said Andrew Rist. See Power of Attorney documents of record at Instrument No. 20140910-0083025 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal.

SELINA HARRIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON, TENN My Comm. Expires May 5, 2015

Notary Public

My Commission Expires: SEAL

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan

State of Tennessee

County of Wilson

SS:

Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

