WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140095305 DEEDWARR
Recvd: 12/19/14 14:41 4 pgs
Fees:23.00 Taxes:518.00
20141219-0116487

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/18/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melissa J. LaBonge	Peoples Home Equity Inc	134-01-O-008.00
(NAME)	(NAME)	
515 Bel Air Drive	5205 Maryland Way Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Brentwood, TN 37027	
(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, **Gerry Mulloy King and John P. Mulloy, III and Polly Mulloy Golden and Timothy P. Mulloy and Nora Mulloy Bote and Paul J. Mulloy for Heirs of The Estate of Michael Gerard Mulloy**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Melissa J. LaBonge*** hereinafter called the GRANTEE(S), her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

*an unmarried woman

Land in Davidson County, Tennessee, being Lot No. 18, on the plan of Section I, Curreywood Acres, as shown on plat of record in Plan Book 2133, Page(s) 109-110 and amended in Book 8096, Page 532, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael Gerard Mulloy , a single man by Warranty Deed dated 11/13/2008 from Danny Leon Gentry, a single man of record in Instrument 200811170113208, Register's Office for Davidson County, Tennessee. The said Michael Gerard Mulloy died intestate on October 24, 2013, Letter of Administration filed August 27, 2014, leaving his mother, Freda A. Mulloy, his sole heir-at-law, by Mother disclaims her interest by Qualilfied Disclaimer of Freda A. Mulloy, as evidence in File No. 13P1825, in the Probate Court Clerk's Office for Davidson County, to John P. Mulloy II, Timothy P. Mulloy, Paul J. Mulloy, Gerry M. King, M. Polly Golden, and Nora M. Boyte.

This conveyance is subject to any and all existing easements and restrictions of record. All matters as set forth on the plat of record in Plat Book 2133, Page 103 and Book 2133, Plage 110 and Book 8096 and page 532, Register's Office for said County.

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 515 Bel Air Drive, Nashville, TN 37217
(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), her heirs and/or 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), her heirs and/or 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 hand this 17th day of December, 2014.

GERRY MULLOY KING AND JOHN P. MULLOY, III AND POLLY MULLOY GOLDEN AND TIMOTHY P. MULLOY AND NORA MULLOY BOTE AND PAUL J. MULLOY FOR HEIRS OF THE ESTATE OF MICHAEL GERARD MULLOY

Gerry Mulloy King by Paul J. Mulloy, attorney-in Fact
Gerry Mulloy King
by Paul J. Mulloy, Attorney-in Fact

John P. Mulloy III by Paul J. Mulloy, attorney-in-Fact
John P. Mulloy III
by Paul J. Mulloy, Attorney-in-Fact

Polly Mulloy Golden by Paul J. Mulloy, Attorney-in-Fact
Polly Mulloy Golden
by Paul J. Mulloy, Attorney-in-Fact

Timothy P. Mulloy by Paul J. Mulloy, attorney in Fact
Timorhy P. Mulloy
by Paul J. Mulloy, Attorney-in-Fact

Nora Mulloy Boyte by Paul J. Mulloy, attorney-in-Fact
Nora Mulloy Boyte
by Paul J. Mulloy, Attorney-in-Fact

Paul J. Mulloy
Paul J. Mulloy

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Paul J. Mulloy** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of December, 2014.

CONNIE BEARD
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Connie Beard
Notary Public
My Commission Expires: 4-15-17

File No.: 01288-22813s
SMG TN Warranty Deed

STATE OF TENNNESEE
COUNTY OF RUTHERFORD

On this 17TH day of DECEMBER, 2014, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared PAUL J. MULLOY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of **GERRY MULLOY KING,** and is authorized by him/her and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book ★_____, Page _____, Register's Office of Davidson County, Tennessee. ★Instrument # 20141219-0116482

WITNESS MY HAND AND OFFICIAL SEAL THIS 17TH DAY OF DECEMBER 2014.

Connie Beard

Notary Public
My Commission Expires: 4-15-17

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNNESEE
COUNTY OF RUTHERFORD

On this 17TH day of DECEMBER, 2014, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared PAUL J. MULLOY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of **JOHN P. MULLOY, III**, and is authorized by him/her/, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book ★_____, Page _____, Register's Office of County, Tennessee. ★ # 20141219-0116483

WITNESS MY HAND AND OFFICIAL SEAL THIS 17TH DAY OF DECEMBER 2014.

Connie Beard

Notary Public
My Commission Expires: 4-15-17

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNNESEE
COUNTY OF RUTHERFORD

On this 17TH day of DECEMBER, 2014, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared PAUL J. MULLOY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of **POLLY MULLOY GOLDEN**, and is authorized by him/her/and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book ★_____, Page _____, Register's Office of County, Tennessee. ★ # 20141219-0116486

WITNESS MY HAND AND OFFICIAL SEAL THIS 17TH DAY OF DECEMBER 2014.

Connie Beard

Notary Public
My Commission Expires: 4-15-17

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNNESEE
COUNTY OF RUTHERFORD

On this 17TH day of DECEMBER, 2014, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared PAUL J. MULLOY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of **TIMOTHY P. MULLOY** and is authorized by him/her/and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book ★_____, Page _____, Register's Office of County, Tennessee. ★ # 20141219-0116484

WITNESS MY HAND AND OFFICIAL SEAL THIS 17TH DAY OF DECEMBER 2014.

Connie Beard

Notary Public
My Commission Expires: 4-15-17



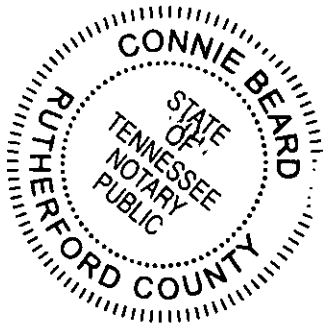
STATE OF TENNNESEE
COUNTY OF RUTHERFORD

On this 17TH day of DECEMBER, 2014, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared PAUL J. MULLOY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of **NORA MULLOY BOYTE,** and is authorized by him/her/, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book ★_____, Page _____, Register's Office of County, Tennessee. ★Instrument # 20141219-0116485

WITNESS MY HAND AND OFFICIAL SEAL THIS 17TH DAY OF DECEMBER 2014.

Connie Beard

Notary Public
My Commission Expires: 4-15-17



RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167