WARRANTY DEED

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Exp. 3-6-2018

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF July, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Josh Bishop	First Community Mortgage, Inc.	147-15-0 018.00
(NAME)	(NAME)	
578 Highcrest Dr.	262 Robert Rose Drive, Ste. 101	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Estate of Lillian Kuffrey, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Josh Bishop and Cora Heitman Bishop, THEIR 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 NO. 42 ON THE PLAN OF WHISPERING HILLS, SECTION 1, OF RECORD IN BOOK 2331, PAGES 82, 83 AND 84, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID LOT NO. 42 FRONTS 87 FEET ON THE NORTHERLY SIDE OF HIGHCREST DRIVE AND RUNS BACK 210 FEET ON THE WESTERLY LINE AND 236.8 FEET ON THE EASTERLY LINE, TO A LINE IN THE REAR MEASURING 76 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO LILLIAN KUFFREY BY QUITCLAIM DEED FROM MORRIS LEVINE, EXECUTOR, IN ACCORDANCE WITH THE PROVISIONS OF THE WILL OF GEORGE C. KUFFREY, DATED AUGUST 30, 1996, OF RECORD IN BOOK 10173, PAGE 666, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 578 HIGHCREST DR., NASHVILLE, TENNESSEE 37211.

The said Lillian Kuffrey since have deceased evidenced by a death certificate. Last Will and Testament filed Mar 10, 2016 naming Mary Carol Anderson as Executrix.

Davidson County DEEDWARR
Recvd: 01/17/17 10:29 3 pgs
Fees:18.00 Taxes:515.78
20170117-0004734

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 578 Highcrest Dr. Nashville TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 07/29/16.

Mary Carolyn Anderson
Estate of Lillian Kuffrey

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Mary Carolyn ~~Anmderson~~ Anderson as the Executrix for the Estate of Lillian Kuffrey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 07/29/16.

Notary Public

My Commission Expires: _____

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Exp. 3-6-2018

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered 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, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

(SEAL)

S THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON