WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/24/17 11:11 2 pgs
Fees:13.00 Taxes:1028.60

20170524-0051653

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of May, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Notary Public - State of New York
GREIA ROTH
NO. 01RO6128044
Qualified in Queens County
My Commission Expires June 8, 2017

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Jacob R. Wiser	Caliber Home Loans Inc	147 14 0 165.00
(NAME)	(NAME)	
692 Candlestick Drive	1199 South Beltline Road, Suite 110	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Coppell, TX 75019	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Seventy-Eight Thousand And No/100 Dollars ($278,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mary-Jane McEneaney, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jacob R. Wiser, a single man,** 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:

Land in Davidson County, Tennessee, being Lot 432, CANDLESTICK FARMS, SECTION FOUR, as shown on plat of record in Plat Book 3600, Page 71, amended in Book 3822, Page 71, (erroneously referenced as page 75 in prior deed) in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Carolyn A. Wilson and Mildred E. Stinson, each as to an undivided one-half interest by Warranty Deed from Thomas R. Clayton and wife, Carmy D. Clayton dated July 26, 1984 and recorded July 31, 1984 in Book 6348, Page 846, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carolyn A. Wilson by Quitclaim Deed from Carolyn A. Wilson and Mildred E. Stinson dated February 7, 1991 and recorded February 13, 1991 in Book 8292, Page 103, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Mary-Jane McEneaney by Warranty Deed from James Hugh Wilson as Guardian of the person and Estate of Carolyn A. Wilson dated June 05, 2015 and

recorded June 10, 2015 as Instrument No. 20150610-0054788, in said Register's Office for Davidson County, Tennessee.

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 692 Candlestick Drive, Nashville, TN 37211

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 22 day of May, 2017

Mary-Jane McEneaney

STATE OF NEW YORK)
COUNTY OF New York)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Mary-Jane McEneaney, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of May, 2017.

Notary Public

My Commission Expires: June 6, 2017

(SEAL)

GRETA ROTH
Notary Public - State of New York
NO. 01RO6128044
Qualified in Queens County
My Commission Expires Jun 6, 2017

True Copy Certification

I Shelly M Smith, 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 correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY