

# Real Estate Practices Section

## SPEAKER BIOGRAPHIES

*by order of presentation*

### **Melissa Wheeler Dunlap**

*S.C. Secretary of State  
Columbia, SC*

Melissa W. Dunlap serves as Deputy Secretary of State and Chief Legal Counsel to South Carolina Secretary of State Mark Hammond. She received her B.A. in History from the College of Charleston. Ms. Dunlap graduated from the University of South Carolina School of Law, and was admitted to the South Carolina Bar in 1991. Prior to her current position, she served for ten years as General Counsel for the Children's Foster Care Review Board in the South Carolina Office of the Governor. She previously served on the South Carolina eGovernment Oversight Committee and currently serves on the South Carolina Bar Judicial Qualifications Committee. As Deputy Secretary and Chief Legal Counsel for the Secretary of State, Ms. Dunlap oversees all divisions in the office including business filings, charities, municipalities, notaries public, trademarks, state boards and commissions, finance, administration, information technology and legislative initiatives. She is a member of the South Carolina Bar and the South Carolina Women's Lawyer Association.

### **Susan F. Stewart**

*Fidelity National Title Insurance Co.  
Newberry, SC*

Susan F. Stewart is Vice President/ Underwriting Counsel for Commonwealth Land Title and Fidelity National Title Insurance Company. She received her B.A. degree from the College of Charleston in 1980 and her J.D. degree from the University of South Carolina School of Law in 1984. She was engaged in the private practice of law through 1995 then began work as a South Carolina underwriting counsel. She is a Past President of the Palmetto Land Title Association, has served on the board of the Mortgage Bankers of Greater Columbia, is the 2014-15 recipient of the Property Records Industry Association Ernst Award for contributions to the recording industry, a recipient of the MBGC Associate Member of the Year Award, 2004 Better Business Bureau Arbitrator of the Year and taught paralegal studies at Columbia Junior College Professional Center. Susan is trained as an Arbitrator and Mediator, has served as Eucharist Minister for Our Lady of the Lake Catholic Church, and Secretary and Board Director of Prevent Child Abuse South Carolina. She serves on the Board of Directors of Marshwinds Homeowners Association of Folly Beach, SC, is a charter member of the SC Women Lawyers Association, former Secretary of Association of Corporate Counsel SC and is a Governor-appointed member of the Electronic Recording Committee. Susan is a member of the South Carolina Bar, wherein

she has served as 2009-2010 Chair of the Real Estate Section, 2011-2012 Section Delegate and on the Task Force on Professional Potential. She has spoken on various real estate law and title insurance topics through the South Carolina Bar, Palmetto Land Title Association, and other private educational companies.

**Jeb Molony**

*e-vos*

*Charleston, SC*

A native Charlestonian, Jeb Molony is founder and President of e-vos, a firm specializing in IT and cloud services, and litigation support. Utilizing his background in finance and law, Mr. Molony oversees the direction and strategy for e-vos operations and client services. Mr. Molony is a graduate of Porter-Gaud School, holds a bachelor's degree in Financial Management from Clemson University, and a J.D. from Charleston School of Law.

**Jill C. Rothstein**

*Nelson Mullins Riley & Scarborough, LLP*

*Greenville, SC*

Jill Rothstein is assistant General Counsel at Nelson Mullins Riley and Scarborough, practicing in the Greenville, SC office. In her role, Jill counsels Nelson Mullins attorneys on issues related to their practices, provides ethics counseling and training, and advises firm members on risk management issues. Prior joining Nelson Mullins, she created a legal department for the Greenville County Sheriff's Office and served as General Counsel. Jill was Risk Management Director for 17 years at the South Carolina Bar, where she acted as advisor to the Bar's executive director, and managed and advised the Ethics Advisory Committee, Professional Liability Committee, Professional Responsibility Committee, and the Unauthorized Practice of Law Committee. Jill is the Immediate Past President of the Haynsworth/Perry American Inn of Court, and a former fellow of the National Institute on Teaching Ethics and Professionalism.

**Teri L.K. Callen**

*Chicago Title Insurance Co.*

*Columbia, SC*

Teri K. Callen, Esq. is VP/Director of Strategic Programs with Chicago Title Insurance Company. She is also an Adjunct Professor at the USC School of Law since 2012, having taught both Real Estate Transactions I & II. In addition to her background in commercial real estate transactions, lender representation, title curative work and real property litigation, Ms. Callen is a former commercial lender and former State Counsel and Senior Underwriting Counsel for national title insurance underwriters in South Carolina. She utilizes her expansive knowledge of real estate, residential and commercial mortgage lending, and title insurance to assist title agents and real estate attorneys in closing and insuring transactions while minimizing risk. A native of Columbia,

South Carolina, Teri earned her Bachelor of Arts and Juris Doctor degrees from the University of South Carolina. She received the Gold Compleat Lawyer Award in 2009 by the University of South Carolina School of Law, an award given to alumni in recognition of their significant contributions to the legal profession and high standards of professional competence, ethics and integrity, and is AV® Preeminent Peer Review Rated for Ethical Standards and Legal Ability™ by Martindale- Hubbell. She has been featured twice in Columbia Business Monthly as a “Legal Elite of the Midlands” and won the 2014 J. Lee McDonald Award for outstanding contributions to the Palmetto Land Title Association (PLTA). Ms. Callen is a frequent lecturer and contributing author for continuing education seminars relating to real estate law and title insurance for the South Carolina Bar, PLTA, NCLTA, ALTA, South Carolina Bankers Association, NBI, and financial institutions, among others. She is Past President of PLTA and has also served as Chair of its Communications, Convention, Legislative, and Membership Committees. Ms. Callen is a graduate of the SC Bankers School at the Darla Moore School of Business and is a former Past President of the Central SC Chapter of the Risk Management Association (RMA). She is a member of the South Carolina Bar, where she served on the Executive Council of the Young Lawyer’s Division from 1999 to 2001 and co-developed with the late Dave Whitener, Esq., the SC Bar’s Real Estate Essentials course, which she presents annually. Teri is Past President of the Rotary Club of Five Points (Columbia) and when she is not volunteering or being a self-anointed title geek, she enjoys off-shore fishing and traveling the world with her daughter Ava.

**Professor Nathan Richardson**

*University of South Carolina School of Law  
Columbia, SC*

Nathan Richardson is an Associate Professor of Law at the University of South Carolina School of Law and a Visiting Fellow at Resources for the Future (RFF). Previously, he served as a Resident Scholar at RFF and managing editor of the blog [Common Resources](#).

His areas of expertise and research encompass a wide range of environmental and energy issues, including U.S. climate policy (particularly regulation of greenhouse gases under the Clean Air Act), state and local regulation of oil and gas development (including hydraulic fracturing), the evolution of the electric utility sector, and the management of forests, particularly in the Southeast. Other interests include law and economics and European environmental and energy policy. His research has examined environmental liability, environmental federalism, and the relationship between law, regulatory institutions, and policy design.

Professor Richardson earned a B.S. from the Edmund A. Walsh School of Foreign Service at Georgetown University and earned his J.D. *cum laude* from the University of Chicago, where he served as Articles Editor of the *Chicago Journal of International Law*. Professor Richardson is licensed to practice law in California and the District of Columbia.

**Josh Lonon**

*Wyche, PA*

*Greenville, SC*

### **Course Planner**

Josh enjoys the challenges of driving sophisticated real estate transactions to and through closing. He represents companies in the acquisition, financing, development, leasing and sale of a broad range of commercial properties, including multi-family, industrial, and retail. Josh also has extensive experience with title insurance companies, both as outside and in-house counsel, giving him keen insight into solving complex title and title insurance issues. In law school, Josh served as both Managing Editor of the Southeastern Environmental Law Journal and was a nationally competing member of the Moot Court Bar. He later served as judicial law clerk for the Hon. G. Thomas Cooper, Jr., of South Carolina's Fifth Judicial Circuit. Throughout his career, Josh has been a regular seminar presenter to attorneys, brokers, lenders, and developers on the latest in real estate and related law. Josh lives with his wife and two sons in his hometown of Spartanburg, where he is heavily engaged in the community, as well as his profession. He has served on and led numerous non-profit boards, chairs the City of Spartanburg Board of Zoning and Appeals and serves as an officer on the South Carolina Bar Real Estate Practices Council. Josh is a graduate of the South Carolina Bar Leadership Academy and of Leadership Spartanburg and is a Regional Fellow of the Spartanburg Regional Healthcare System.

2003, J.D., University of South Carolina School of Law, National ABA Moot Court Competition Team; Managing Editor, Southeastern Environmental Law Journal. 1999, B.A., University of South Carolina