WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100020583 DEEDWARR
Recvd: 04/08/10 08:15 2 pgs
Fees:13.00 Taxes:388.50
20100408-0026502

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April, 2010.

Notary Public

MY COMMISSION EXPIRES: 11-29-2011
(AFFIX SEAL)

ROBERTSON COUNTY DARLENE EDWARDS STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow, LLC
100 N. Main Street
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Von Myers	Regions Mortgage	Map 094-01-0 Parcel 408.00
(NAME) 701 South 15th Street	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20081593

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we/ I, Timothy Kenfick aka Timothy Kenefick, married** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Von Myers, unmarried ,** hereinafter called the GRANTEE, **his/her** 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. 92 on the Plan of Shelby Village No. Two of record in Plat Book 1835, Page 48, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 92 is described as follows: Beginning at a point in the southerly margin of Sevier Court at the corner of Lots Nos. 92 and 93; thence with the line between said lots, southeasterly 131.2 feet to the line of Lot No. 91; thence with the line between Lots Nos. 91 and 92, westerly 105.3 feet to the easterly margin of 15th Street South; thence with the margin of the same northwesterly 64.1 feet to the beginning of a curve; thence around said curve, northerly 38.7 feet to the margin of Sevier Court; thence with the margin of the same, northeasterly 72.2 feet to the beginning.

Being the same property conveyed to Timothy Kenfick by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee of record as Instrument No. 20050613-0067149, in the Register's Office for Davidson County, Tennessee, dated March 28, 2005. **Timothy Kenfick name is misspelled aka Timothy Kenefick**

Kristin Kenefickjoiuns in this conveyance for the purpose of conveying any right, title and interest in and to said property which she may have , marital or otherwise.

This is improved property known as 701 South 15th Street, Nashville, TN, 37206.

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.

unimproved ☐

This is improved ☒ property, known as **701 South 15th Street, Nashville, TN 37206**

(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, his/her heirs and assigns forever; and we/I do covenant with the said GRANTEE that we/I 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 1st day of April , 2010.

Timothy Kenfick aka Timothy Kenefick

Kristin Kenefick

STATE OF Tennessee
COUNTY OF Davidson

On this 1st day of April,2010 before me personally appeared Timothy Kenfick aka Timothy Kenefick and wife Kristin Kenefick to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution of the same to be his/her/their free act and deed. Witness my hand and official seal.

Notary Public

My Commission Expires: 11-29-2011

ROBERTSON COUNTY
DARLENE EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC