BILL GARRETT, Davidson County
Trans: T20100069415 DEEDWARR
Recvd: 11/02/10 10:43 2 pgs
Fees: 13.00 Taxes: 407.00

20101102-0087664

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$110,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF **OCTOBER, 2010.**

Notary Public

MY COMMISSION EXPIRES: 8/23/2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES ROCHLITZ, ET AL	**REGIONS BANK D/B/A REGIONS MORTGAGE**	**094-01-0-368.00**
(NAME) **P. O. BOX 41883**	(NAME) **2050 PARKWAY OFFICE CIRCLE**	
(ADDRESS) **NASHVILLE, TN 37204**	(ADDRESS) **BIRMINGHAM, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, TIMOTHY KENEFICK AND JILL BLOCK, BOTH MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES ROCHLITZ AND WIFE, JEAN ROCHLITZ AND KURT ROCHLITZ, A MARRIED 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 No. 149 on the Plan of Shelby Village No. 4, as of record in Plat Book 2083, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Said Lot No. 149 fronts 65 feet on the North side of Electric Avenue and runs back between parallel lines 106 feet to a dead line.

Being the same property conveyed to Timothy Kenefick, Jill Block, and James Rochlitz, as tenants in common, from Secretary of Veterans Affairs by deed dated October 27, 2009 of record as Instrument No. 20091030-0100236, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Timothy Kenefick and Jill Block from James Rochlitz by Quitclaim Deed dated July 13, 2010 of record as Instrument No. 20100713-0054940, said Register's Office.

This conveyance is subject to any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF ANY OF THE GRANTORS OR GRANTEES HEREIN.

Unimproved ( )
This is improved(X) property, known as 1419 ELECTRIC AVENUE, 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 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, 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 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 29th day of October, 2010.

TIMOTHY KENEFICK

JILL BLOCK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Timothy Kenefick** and **Jill Block,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of October, 2010.

My commission expires: **AUGUST 23, 2011**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Lee A. Cohen
Notary Public