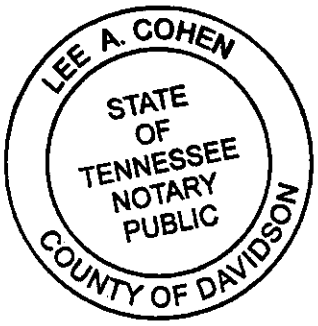
| Box 10-B | STATE OF TENNESSEE<br>COUNTY OF **DAVIDSON**<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,000.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF NOVEMBER, 2013.<br>Notary Public<br>MY COMMISSION EXPIRES: **MAY 5, 2015**<br>(AFFIX 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 |
|---|---|---|
| **TIMOTHY KENEFICK, ET AL** | **SAME** | **082-07-0-251.00** |
| (NAME) | (NAME) | |
| **391 BLACKMAN RD.** | | |
| (ADDRESS) | (ADDRESS) | |
| **NASHVILLE, TN 37211** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans:T20130094081 DEEDWARR
Recvd: 11/04/13 11:46 2 pgs
Fees:13.00 Taxes:225.70
20131104-0114244

# WARRANTY DEED

FOR AND IN 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, MARCEL D. GOODLOE AND WIFE, LESLIE D. GOODLOE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY KENEFICK AND JILL ROCHLITZ BLOCK, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEES,THEIR SUCCESSORS 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. 127 on the Plan of Bryan's Addition to Edgefield, of record in Plat Book 21, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning on the South margin of Berry Street 450 feet west of the westerly margin of Meridian Avenue; thence running with Berry Street westwardly 50 feet; thence southwardly 165 feet to an alley; thence with said alley, eastwardly 50 feet; thence northwardly 165 feet to the point of beginning.

Being the same property conveyed to Marcel D. Goodloe and wife, Leslie D. Goodloe, by deed from James F. Janowiak (A/K/A James F. Hanowiak), and Helen Goodloe, of record in Instrument No. 20060922-0117925, dated September 21, 2006, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as shown on the Plan of record in Book 21, page 63, said Register's Office and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved( X ) property, known as **212 BERRY STREET, NASHVILLE, TN 37207**
(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 4th day of November, 2013.

**MARCEL D. GOODLOE**

**LESLIE D. GOODLOE**

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 **Marcel D. Goodloe and wife, Leslie D. Goodloe,** the bargainors, 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 office this 4th day of November, 2013.

Notary Public

My commission expires: **May 5, 2015**

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