Box 10-B

BILL GARRETT, Davidson County
Trans: T20150058307 DEEDWARR
Recvd: 07/17/15 11:14 2 pgs
Fees: 13.00 Taxes: 296.00
20150717-0070025

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018.

(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**	**094-01-0-486.00**
(NAME) **5870 EAST ASHLAND DRIVE**	**(NAME)**	**(P/O 094-01-0-404.00)**
(ADDRESS) **NASHVILLE, TN 37215**	(ADDRESS)	
(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, **I, KELLY A. EASTER, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **TIMOTHY KENEFICK AND JILL ROCHLITZ BLOCK, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEES, THIER 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(s) 2, as shown on the map entitled Resubdivision of Resubdivision of Lot 95B Shelby Village No. 2, of record in Instrument No. 20150625-0061439, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to KELLY A. EASTER by deed from LEAH J. NICHOLLS, of record in Instrument No. 20050727-0087322, dated July 22, 2005, Register's Office for Davidson County, Tennessee. Also being a part of the same property that KELLY A. EASTER conveyed a one-half undivided interest to TIMOTHY KENEFICK and JILL BLOCK, as tenants in common, by quitclaim deed of record in Instrument No. 20140729-0067214, dated July 29, 2014, said Register's Office.

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

Unimproved (X)
This is improved( ) property, known as **608 SOUTH 16TH 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 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 my hand this 17th day of July, 2015.

Kelly A. Easter

KELLY A. EASTER

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 **KELLY A. EASTER**, the bargainor, 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 17 day of July, 2015.

My commission expires: 11-5-2018

Lee A. Cohen

Notary Public

