BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2016. Notary Public MY COMMISSION EXPIRES: NOVEMBER 5, 2018 (AFFIX SEAL)

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November, 5, 2018

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
AMY E. WILCOX, ET AL	**SAME**	**094-01-0-367.00**
(NAME)	(NAME)	
1421 ELECTRIC AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20160107088 DEEDWARR
Recvd: 12/06/16 11:41 2 pgs
Fees: 13.00 Taxes: 884.30
20161206-0127886

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, JOHN H. KENEFICK, III, AND STEPHEN JOSEPH KENEFICK, AS SUCCESSOR CO-TRUSTEES OF THE KENEFICK FAMILY LIVING TRUST,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMY E. WILCOX AND ANGIE L. WILCOX, TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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.150 on the Plan of Shelby Village No. 2, as of record in Plat Book 1835, page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to STEFANIA KENEFICK, by deed from TIMOTHY KENEFICK, MARRIED, of record in Instrument No. 20100823-0066439, dated August 23, 2010, said Register's Office. Further being the same property conveyed to STEFANIA KENEFICK, UNMARRIED, AND TIMOTHY KENEFICK, MARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP from STEFANIA KENEFICK A/K/A STEPHANIE M. KENEFICK by deed dated March 14,2012 and recorded as Instrument Number 20120321-0024009, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to STEFANIA KENEFICK by deed from TIMOTHY KENEFICK dated September 14, 2016, of record as Instrument No. 20160915-0097129, Register's Office for Davidson County, Tennessee. Being further conveyed to THE TRUSTEE OF THE KENEFICK FAMILY LIVING TRUST, by deed from STEFANIA KENEFICK, UNMARRIED A/K/A STEPHANIE M. KENEFICK, of record in Instrument No. 20160922-0099965, dated September 16, 2016, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 1835, page 48; and any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

See Limited Powers of Attorney for John H. Kenefick, III and Stephen Joseph Kenefick being recorded simultaneously herewith of record in Instrument No. 20161206-0127884 and Instrument No. 20161206-0127885, said Register's Office.

Unimproved ( )
This is improved(X) property known as **1421 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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 5th day of December, 2016.

JOHN H. KENEFICK, III, As Successor Co-Trustee of The Kenefick Family Living Trust
By: Timothy M. Kenefick, his Attorney in Fact

STEPHEN JOSEPH KENEFICK, As Successor Co-Trustee of The Kenefick Family Living Trust
By: Timothy M. Kenefick, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of December, 2016, before me personally appeared **Timothy M. Kenefick, Attorney in Fact for John H. Kenefick, III, Successor Co-Trustee of The Kenefick Family Living Trust**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John H. Kenefick, III, and who acknowledged that he executed the same as the free act and deed of John H. Kenefick, III as Successor Co-Trustee of The Kenefick Family Living Trust.

Witness my hand and official seal at Nashville, Tennessee this 5th day of December, 2016.

My Commission expires: **November 5, 2018.**

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of December, 2016, before me personally appeared **Timothy M. Kenefick, Attorney in Fact for Stephen Joseph Kenefick, Successor Co-Trustee of The Kenefick Family Living Trust**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Stephen Joseph Kenefick, and who acknowledged that he executed the same as the free act and deed of Stephen Joseph Kenefick as Successor Co-Trustee of The Kenefick Family Living Trust.

Witness my hand and official seal at Nashville, Tennessee this 5th day of December, 2016.

My Commission expires: **November 5, 2018.**

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public