WARRANTY DEED

FILE BOX 19B
06-03-023-J

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th day of April, 2006

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/06/06 14:52 2 pgs
Fees:13.00 Taxes:1739.00
20060406-0039960

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
KENNETH J. BLOCKER, KENNETH J. BLOCKER, JR. and DEAN BLOCKER AS TENANTS IN COMMON	" NEW OWNER "	104-08-0
(NAME)	(NAME)	341.00
1314 16TH. AVENUE SOUTH (ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **THE ROW PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KENNETH J. BLOCKER, KENNETH J. BLOCKER, JR. and DEAN BLOCKER AS TENANTS IN COMMON**, hereinafter called the Grantee(s), 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 a part of Lot No. 41, on the map of O.B. Hayes' Rokeby Addition, of record in Book 21, Page 87, Register's Office for Davidson County, Tennessee and described according to an As-Built Survey by Phillip E. Holmes, Jr., Tennessee Registered Land Surveyor No. 1728, Dated June 30, 2003, as follows:

BEGINNING at an iron pin on the easterly margin of 16th Avenue South and the northwesterly corner of the McHugh/Gould Property, as of record in Instrument No. 20030318-0035841, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

THENCE North 09° 24' 05" East, 64.00 feet to a P.K. Nail;
THENCE South 81° 53' 15" East, 144.29 feet to an Iron Pin;
THENCE South 09° 24' 05" West, 64.00 feet to an Iron Pin;
THENCE North 81° 53' 15" West, 144.29 feet to the POINT OF BEGINNING.

BEING the same property conveyed to THE ROW PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, COMPOSED OF J.D. EATHERLY, SERINA WILKINSON, SANDRA G. CANTRELL, SUE ANN JENNINGS, DONNY EATHERLY, EDWARD T. HERBERT, AND BRUANT GLASGOW by Deed from J. AARON BROWN and CONSTANCE MCADAMS, BOTH UNMARRIED, of record in Instrument No. 20030813-0115729, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 1314 16th Avenue South, Nashville, TN, 37212.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 5th day of April, 2006

THE ROW PARTNERS,
A TENNESSEE GENERAL PARTNERSHIP

By: _____
EDWARD T. HERBERT, MANAGING GENERAL PARTNER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **EDWARD T. HERBERT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the GENERAL PARTNER of **THE ROW PARTNERS, A TENNESSEE GENERAL PARTNERSHIP,** the within named bargainor(s), a Tennessee GENERAL PARTNERSHIP, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the General Partnership by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of April, 2006.

My Commission Expires: 03/31/07

_____
Notary Public