Box 10-B

BILL GARRETT, Davidson County
Trans:T20100009846 DEEDQC
Recvd: 02/18/10 15:20 2 pgs
Fees:12.00 Taxes:0.00
20100218-0012551

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF FEBRUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: AUGUST 23, 2011

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TIM'S PROPERTIES, TOO, LLC	**REGIONS MORTGAGE**	**082-08-0-402.00**
(NAME) **5870 EAST ASHLAND DRIVE**	(NAME) **2050 PARKWAY OFFICE CIRCLE**	
(ADDRESS) **NASHVILLE, TN 37215**	(ADDRESS) **BIRMINGHAM, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF $1.00 CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, JAMES ROCHLITZ AND WIFE, JEAN ROCHLITZ, KURT ROCHLITZ, AND TIMOTHY KENEFICK,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY TO **TIM'S PROPERTIES, TOO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ALL OF OUR RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, beginning at a point in the south margin of Mansfield Avenue, 131 feet east of the easterly margin of Olwill Street; thence easterly with the southerly margin of Mansfield Avenue 50 feet to a point at the corner of the property conveyed to Cora M. Walter, et al, as of record in Book 654, page 374, Register's Office for said County, said property now (at that time) being owned by Beasley; thence with Beasley's west line southerly 170 feet to the north margin of an alley; thence with the margin of said alley westerly 50 feet to a point, thence northerly 170 feet to the point of beginning.

Being the same property conveyed to James Rochlitz and wife, Jean Rochlitz with one fourth undivided interest and Kurt Rochlitz, unmarried with one fourth undivided interest and Timothy Kenefick, married with one half undivided interest, joint tenants with right of survivorship from James Rochlitz, Kurt Rochlitz, and Timothy Kenefick by quitclaim deed dated December 22, 2009 of record as Instrument No. 20091229-0117842, Register's Office for Davidson County, Tennessee.

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 THE GRANTORS.

unimproved ( )
This is improved(X) property, known as **1004 MANSFIELD STREET, NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever 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 18th day of **FEBRUARY, 2010**

JAMES ROCHLITZ

KURT ROCHLITZ

JEAN ROCHLITZ

TIMOTHY KENEFICK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **James Rochlitz, Jean Rochlitz, and Kurt Rochlitz**, 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 18th day of **FEBRUARY, 2010**.

My Commission Expires: **AUGUST 23, 2011**

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

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office this 18th day of **FEBRUARY, 2010**.

My Commission Expires: **AUGUST 23, 2011**

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

Lee A. Cohen
Notary Public