BILL GARRETT, Davidson County
Trans:T20110052511 DEEDWARR
Recvd: 08/25/11 14:05 2 pgs
Fees:13.00 Taxes:565.73
20110825-0065884

DEBORAH J. 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 $152,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2011

Notary Public

MY COMMISSION EXPIRES: MAY 05, 2015

(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
VALERIE S. RHODES, ET AL	**PROGRESS BANK & TRUST**	**083-05-0-162.00**
(NAME) **1023 MANSFIELD AVENUE**	(NAME) **201 WILLIAMS AVENUE**	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS) **HUNTSVILLE, AL 35801**	
(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, **WE, TIM'S PROPERTIES, G.P., A TENNESSEE GENERAL PARTNERSHIP, COMPOSED OF JILL R. BLOCK A/K/A JILL ROCHLITZ BLOCK, WILLIAM D. BLOCK, AND TIMOTHY M. KENEFICK,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VALERIE S. RHODES, UNMARRIED WOMAN AND ADAM R. PLATT, UNMARRIED MAN, AS JOINT TENANTS WITH COMMON LAW RIGHTS 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:

BEING the southerly 150 feet of Lot No. 8 on the plan of the D. H. Bailey property, a plan of which is of record in Book 421, page 65, Register's Office of Davidson County, Tennessee, and described as follows:

BEGINNING on the northerly margin of Mansfield Avenue at the corner of Lots Nos. 7 and 8 on said plan; thence northwardly with the line between said two lots 150 feet to the southerly margin of an alley; thence westwardly with said alley 50 feet to the easterly line of Lot No. 9; thence with said alley 50 feet to the easterly line of Lot No. 9; thence with said line southwardly 150 feet to the northerly line of said Avenue; thence with the northerly margin of said Avenue eastwardly 50 feet to the beginning.

Being the same property conveyed to Tim's Properties, G.P., a Tennessee general partnership, from Timothy M. Kenefick and Jill R. Block by quitclaim deed dated December 3, 2010 of record in Instrument No. 20101203-0096615, 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.

Unimproved ( )
This is improved(X) property known as **1023 MANSFIELD 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 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 **24th** day of August, **2011**.

TIM'S PROPERTIES, G.P.

JILL R. BLOCK, General Partner

WILLIAM D. BLOCK, General Partner

TIMOTHY M. KENEFICK, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Jill R. Block, William D. Block and Timothy M. Kenefick**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the sole general partners of **TIM'S PROPERTIES, G.P.**, the within name bargainors, a Tennessee general partnership, and that they, as such sole general partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as such partners.

Witness my hand and official seal at office this 24th day of August, 2011.

My commission expires: **May 05, 2015**

Notary Public

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