RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30648
(Davidson County File Box 9-B)

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 $252,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2012.

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
PATRICK R. FLANNERY-REILLY	**SUNTRUST MORTGAGE, INC.**	**083-05-0-175.00**
(NAME)	(NAME)	
1030 MANSFIELD AVENUE	**1001 SEMMES AVE.**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206	**RICHMOND, VA 23224**	
(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 TOO, G.P., A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK R. FLANNERY-REILLY AND WIFE, ADRIENNE MARIE COSCIA,** 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 the westerly 50 feet of Lot No. 1 on the Plan of O'Donnell property of record in Plat Book 2, page 37, Chancery Court at Nashville, Davidson County, Tennessee.

Said part of said Lot No. 1 fronts 50 feet on the south side of Mansfield Avenue, formerly McFerrin Ave., and runs back between parallel lines 189.29 feet to an alley.

Being the same property conveyed to Tim's Properties, Too, LLC, a Tennessee limited liability company, from Timothy Kenefick, James E. Rochlitz and wife, Jean Rochlitz, and Kurt Rochlitz and wife, Mary Lynn Rochlitz by quitclaim deed dated May 6, 2006 of record as Instrument No. 20060928-0119847, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Kurt Rochlitz from Tim's Properties, Too, LLC, a Tennessee limited liability company, by quitclaim deed dated December 4, 2007 of record as Instrument No. 20071204-0140459, said Register's Office and being further conveyed by Kurt Rochlitz to Tim's Properties, Too, LLC by quitclaim deed dated February 18, 2010 of record as Instrument No. 20100218-0012555, said Register's Office. Tim's Properties, Too, LLC converted to Tim's Properties, Too, G.P., a Tennessee general partnership, on August 27, 2010. See also Quitclaim Deed to Tim's Properties, Too, G.P. of record as Instrument No. 20101203-0096619, said Register's Office.

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

BILL GARRETT, Davidson County
Trans:T20120046989 DEEDWARR
Recvd: 06/26/12 09:42 3 pgs
Fees:18.00 Taxes:934.25
20120626-0055809

Unimproved ( )
This is improved(X) property known as 1030 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 22nd day of **June, 2012.**

TIM'S PROPERTIES, TOO, G.P.

TIMOTHY M. KENEFICK, General Partner

JEAN ROCHLITZ, General Partner

MARY LYNN ROCHLITZ, General Partner
BY:TIMOTHY KENEFICK, ATTORNEY-IN-FACT
FOR MARY LYNN ROCHLITZ

JAMES ROCHLITZ, General Partner

KURT ROCHLITZ, General Partner
BY: TIMOTHY KENEFICK, ATTORNEY-IN-FACT
FOR KURT ROCHLITZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **TIMOTHY M. KENEFICK and JAMES ROCHLITZ**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be general partners of **TIM'S PROPERTIES, TOO, G.P.**, the within name bargainors, a Tennessee general partnership, and that they, as such 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 15th day of June, 2012.

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

Lee A. Cohen
Notary Public

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

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 **TIMOTHY KENEFICK, ATTORNEY IN FACT FOR KURT ROCHLITZ AND MARY LYNN ROCHLITZ**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **KURT ROCHLITZ AND MARY LYNN ROCHLITZ** and who acknowledged that he executed the same as the free act and deed of **KURT ROCHLITZ and MARY LYNN ROCHLITZ.**

Witness my hand and official seal at Nashville, Tennessee this 22 day of June, 2012.

My Commission expires: **May 5, 2015**.

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

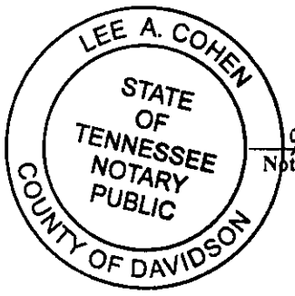
Lee A. Cohen
Notary Public

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 **JEAN ROCHLITZ,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of June, 2012.

My Commission expires: **May 5, 2015**.



Lee A. Cohen
Notary Public