BILL GARRETT, Davidson County
Trans:T20130033955 DEEDWARR
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Fees:23.00 Taxes:2723.57
20130425-0041078

This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
1605 Partnership	Same	104-08-0
PO Box 128466		324.00
Nashville, TN 37212		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **CONSTANCE DAUGHERTY, ANDREW J. SHOOKHOFF** and **EVA SOCHOROVA** ("Grantors") have this day bargained and sold and do hereby transfer and convey any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **1605 PARTNERSHIP**, a Tennessee General Partnership, and its successors, heirs and assigns ("Grantee"). The real estate is described as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 54 on the plan of O. B. Hayes' Large Lots, called "Rokeby", as of record in Book 21, page 87, Register's Office for said County, described as follows:
>
> Beginning on the westerly margin of 16th Avenue, South, formerly Belmont Avenue, 75 feet north of the southerly line of said Lot No. 54 being D. A. Rozetta and wife's northeast corner; thence with the westerly margin of said Avenue, northwardly 100 feet to J. A. Darnall's southeast corner; thence with said Darnall's southerly line, westwardly 152-½ feet, more or less, to the easterly margin of an alley; thence with said alley southwardly 100 feet to said Rozetta's northwest corner; thence with said Rozetta's northerly line, eastwardly 152-½ feet more or less, to the beginning.

Being the same property conveyed to Joseph A. Daugherty and wife, Constance Daugherty, John G. Brittle and wife, Nancy Brittle and John G. Brittle, Jr., unmarried, as tenants in common, by Warranty Deed from Ora W. Eads, Jr. and wife, Eleanor L. Eads, dated 5/31/90 and recorded 6/1/90 in Book 8121, Page 659, Register's Office for Davidson County, Tennessee.

And, being the same property conveyed to Joseph A. Daugherty and wife, Constance Daugherty, John G. Brittle and wife, Nancy P. Brittle, John G. Brittle, Jr., an unmarried person, and Andrew J. Shookhoff and wife, Eva Sochorova by Quitclaim Deed from Joseph A. Daugherty and wife, Constance Daugherty, John G. Brittle and wife, Nancy P. Brittle and John

This conveyance is subject to any and all existing easements and restrictions of record, including those shown on plat of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee; and to any and all zoning regulations, building restrictions, and applicable laws and ordinances.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their successors, heirs and assigns, forever, Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, other than as provided and excepted herein. Grantors further covenant and bind Grantors, and Grantors heirs and representatives to warrant and forever defend the title to said real estate to the said Grantees, their successors, heirs and assigns against the lawful claims of all persons, other than as provided and excepted herein.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 23 day of April, 2013.

Constance Daugherty **Andrew J. Shookhoff**

Eva Sochorova
By Andrew J. Shookhoff,
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CONSTANCE DAUGHERTY**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 23 day of April, 2013.

Lisa C Woodruff
NOTARY PUBLIC

My Commission Expires: _____

LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires September 23, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANDREW J. SHOOKHOFF**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 23 day of April, 2013.

Lisa C Woodruff
NOTARY PUBLIC

My Commission Expires: _____

LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires September 23, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANDREW J. SHOOKHOFF**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of **EVA SOCHOROVA**, and is authorized by her, and does hereby acknowledge the execution of the foregoing instrument on her behalf, by virtue of an instrument of record in Instrument No. 20130411-0036166, Register's Office of Davidson County, Tennessee, for the purposes therein contained.

WITNESS my hand and seal, at office, this 23 day of April, 2013.

Lisa C Woodruff
NOTARY PUBLIC

My Commission Expires: _____

LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires September 23, 2014

G. Brittle, Jr., an unmarried person, dated 7/6/90 and recorded 7/9/90 in Book 8148, Page 675, Register's Office for Davidson County, Tennessee.

The said Joseph A. Daugherty being now deceased and his surviving spouse, Constance Daugherty, having received his interest by operation of law.

And, being the same property in which a partial interest was conveyed to Constance Daugherty, John G. Brittle, Sr. and wife, Nancy P. Brittle, and Andrew J. Shookhoff and wife, Eva Sochorova by Quitclaim Deed from John G. Brittle, Jr., dated 12/30/08 and recorded 12/30/08 in Instrument Number 20081230-0123645, Register's Office for Davidson County, Tennessee.

And, being the same property in which a partial interest was conveyed to Constance Daugherty, Andrew J. Shookhoff, and Eva Sochorova, as tenants in common, by Warranty Deed from John G. Brittle, Sr. and wife Nancy P. Brittle, dated 8/22/12 and recorded 8/30/12 in Instrument Number 20120830-0078606, Register's office for Davidson County, Tennessee.

And, being the same property in which a partial interest was conveyed to Constance Daugherty, Andrew J. Shookhoff, and Eva Sochorova, as tenants in common, by Quitclaim Deed from John G. Brittle, Jr., dated 8/22/12 and recorded 8/30/12 in Instrument Number 20120823-0076090, Register's Office for Davidson County, Tennessee.

Grantors further bargain and sell and do hereby transfer and convey any and all of their rights, title and interest under that certain Reciprocal Easement Agreement by and between Constance Daugherty, Andrew J. Shookhoff and Eva Sochorova; and Aimee Alsup Terrell of record in Instrument Number 20130417-0038383, Register's Office for Davidson County, Tennessee.

The above legal description is taken from the prior deeds and Grantors do not warrant the exact description. Grantors do further hereby bargain and sell and do hereby transfer and convey any and all of their rights, title and interest in such real property at such address, whether or not specifically described, including, without limitation, any rights arising through adverse possession or similar legal doctrines, and those arising from prior deeds in the chain of title.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $736,100.

Subscribed and sworn to before me this the 25th day of April, 2013.

Affiant

Notary Public

My Commission Expires: _____

PHYLLIS R. VANOLST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

This is improved property, known as 1605 16th Avenue, South, Nashville, Davidson County, Tennessee.