BILL GARRETT, Davidson County
Trans:T20130042196 DEEDQC
Recvd: 05/21/13 09:51 2 pgs
Fees:12.00 Taxes:0.00
20130521-0051034

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 $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-5-2015

(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 GRANTOR. NO INDEPENDENT TITLE EXAMINATION HAS BEEN PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES E. ROCHLITZ, ET UX	SAME	083-05-0-159.00
(NAME) 5870 EAST ASHLAND DRIVE	(NAME)	094-02-0-127.00
(ADDRESS) NASHVILLE, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM 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, **TIM'S PROPERTIES, TOO, G.P., A TENNESSEE GENERAL PARTNERSHIP,** BY THESE PRESENTS DO REMISE, RELEASE QUITCLAIM AND CONVEY ALL OF OUR RIGHT, TITLE AND INTEREST, UNTO **JAMES E. ROCHLITZ AND WIFE, JEAN ROCHLITZ,** THIER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1: 1029 MANSFIELD STREET, NASHVILLE, TN 37206 (083-05-0-159.00)

Land in Davidson County, Tennessee, being the southerly part of Lot No. 5 and the 10-foot strip lying between Lot No. 5 and Mansfield Avenue, as now established, on the Plan of D.H. Bailey's property , as of record in Book 421, page 65 of the Register's Office for Davidson County, described as follows:

Beginning at a point on the northerly margin of Mansfield Avenue, as now established, at the southeast corner of the property conveyed to Nancy E. Callis by deed from Lawrence Elmer Bryant and wife, of record in Book 1285, page 35, said Register's Office; thence with the margin of said Avenue easterly 50 feet; thence northwardly 153.49 feet to a point in the common boundary line between Lots 4 and 5; thence westwardly 50 feet more or less, to a point in the eastern boundary line of Lot No. 6 on said plat; thence with the line between Lots Nos. 5 and 6; southwardly 155.4 feet to the beginning.

This conveyance is subject to a utility easement of record in Book 702, page 245, matters contained on the Plan of record in Book 421, page 54, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

TRACT 2: 1802 EASTSIDE AVENUE, NASHVILLE, TN 37206 094-02-0-127.00

Being the eastern half of Lot No. 135 on the United Electric Plan of Lots, as of record in Book 161, page 8, Register's Office for Davidson County, Tennessee.

Said eastern half of Lot No. 135 fronts 32.5 feet on the south side of Eastside Avenue, formerly Ashworth Avenue, and extends back southwardly between parallel lines, and with the west line of Lot No. 136, 150 feet to an alley.

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.

Being the same property conveyed to Tim's Properties, Too, G.P., a Tennessee general partnership, from James Rochlitz and wife, Jean Rochlitz, Kurt Rochlitz and wife Mary Lynn Rochlitz and Timothy M. Kenefick by quitclaim deed dated December 3, 2010 of record as Instrument No. 20101203-0096618, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property known as **1802 EASTSIDE AVENUE, NASHVILLE, TN 37206**
1029 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 21st day of May, 2013.

TIM'S PROPERTIES, TOO, G.P.

TIMOTHY M. KENEFICK, GENERAL PARTNER

JAMES ROCHLITZ, GENERAL PARTNER

JEAN ROCHLITZ, GENERAL PARTNER

KURT ROCHLITZ, GENERAL PARTNER
BY: TIMOTHY KENEFICK, ATTORNEY IN FACT
FOR KURT ROCHLITZ

MARY LYNN ROCHLITZ, GENERAL PARTNER
BY: TIMOTHY KENEFICK, ATTORNEY-IN-FACT FOR
MARY LYNN ROCHLITZ

(Corporate/Partnership)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **TIMOTHY M. KENEFICK, JEAN ROCHLITZ 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-named bargainors, a Tennessee general partnership, and that they as such general partners, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as such partners.

WITNESS my hand and seal at office, **this** 21st **day of** May, **2013.**

Notary Public

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

My Commission Expires: 5-5-2015

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 21st day of April, 2013.

Notary Public

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

My Commission Expires: 5-5-2015