Davidson County DEEDWARR Recvd: 08/29/13 14:16 2 pgs Fees:13.00 Taxes:1483.33 **20130829-0091460**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,900.00 Affiant Subscribed and sworn to before me, this 28th DAY OF August 2013. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

WARRANTY DEED

KW13-1705

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason W. Hedrick	OWNER	
1705 Eastside Avenue (ADDRESS)	SAME (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	094-02-059.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TIM'S PROPERTIES, G.P., A TENNESSEE GENERAL PARTNERSHIP , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JASON W. HEDRICK, A MARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of United Electric Railway Company's Addition, of record in Plat Book 161, Page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to William D. Block and wife, Jill Rochlitz Block, a one-half undivided interest and Timothy M. Kenefick, a one-half undivided interest by Warranty Deed from Jeff A. Corle, unmarried of record in Instrument No. 20040316-0029677, Register's Office for Davidson County, Tennessee, dated March 12, 2004 and recorded on March 16, 2004.

Being a portion of the same property conveyed to Tim's Properties, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from William D. Block and wife, Jill Rochlitz Block (also known as Jill R. Block), and Timothy M. Kenefick of record in Instrument No. 20051122-0141071, Register's Office for Davidson County, Tennessee, dated November 21, 2005 and recorded on November 22, 2005.

Being a portion of the same property conveyed to Tim's Properties, G.P., a Tennessee General Partnership by Quitclaim Deed from William D. Block and wife, Jill Block, and Timothy M. Kenefick, being all of the members of the entity formerly known as Tim's Properties, LLC, a Tennessee Limited Liability Company which has been dissolved, of record in Instrument No. 20101203-0096617, Register's Office for Davidson County, Tennessee, dated December 3, 2010 and recorded on December 3, 2010.

This conveyance is subject to A) 2013 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 161, page 8; Book 2694, page 289, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1705 Eastside Avenue, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 28th day of August, 2013.

Tim's Properties, G.P., a Tennessee General Partnership by:

Jill Rochlitz Block

William D. Block

Timothy Kenefick

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of August, 2013, before me personally appeared Jill Rochlitz Block, William D. Block, and Timothy Kenefick, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the only partners of Tim's Properties, G.P., a Tennessee General Partnership , the within named bargainor, a partnership, and that they as such partners executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of August, 2013.

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Charles E. Morton IV, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Chelsea Leigh Brown, a notary public for this county and state, Charles E. Morton IV who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 30 March 2015
Notary's Seal (if on paper)

CHELSEA LEIGH BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 30 MAR 15