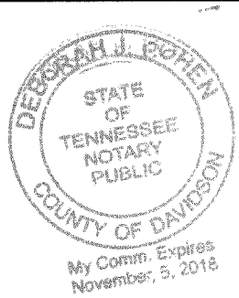
Davidson County DEEDWARR
Recvd: 03/04/15 09:51 3 pgs
Fees:18.00 Taxes:1553.63
20150304-0018774



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(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
GIBEAULT CRESON	New Owner	**094-02-0-127.00**
(NAME) **1802 EASTSIDE AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS)	
(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 GRANTEE, 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 **GIBEAULT CRESON,** unmarried, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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.

Being part of the same property conveyed to James E. Rochlitz and wife, Jean Rochlitz from Tim's Properties, Too, G.P., a Tennessee General Partnership, by deed dated May 21, 2013 of record as Instrument No. 20130521-0051034, Register's Office for Davidson County, Tennessee. Being further conveyed to Tim's Properties, Too, G.P., a Tennessee General Partnership from James E. Rochlitz and wife, Jean Rochlitz by deed dated June 19, 2014, of record in Instrument No. 20140623-0054705, said Register's Office.

This conveyance is subject to matters appearing on the plan of record in Book 161, Page 8, said Register's Office, and any and all other easements, restrictions, and conditions of record which may affect said property of record in the Register's Office for Davidson County, Tennessee.

See Limited Powers of Attorney for Kurt Rochlitz and Mary Lynn Rochlitz of record in Instrument No. 20150304-0018771 and Instrument No. 20150304-0018772, said Register's Office.
See Durable Power of Attorney for James E. Rochlitz of record in Instrument No. 20150304-0018773, said Register's Office.

James E. Rochlitz and James Rochlitz are one and the same person.

Unimproved ( )
This is improved(X) property, known as **1802 EASTSIDE 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 26th day of February, 2015.

TIM'S PROPERTIES, TOO, G.P.

James Rochlitz by Jean Rochlitz, POA in fact

JAMES ROCHLITZ, General Partner
By: Jean Rochlitz, Attorney in Fact for James Rochlitz

Jean Rochlitz

JEAN ROCHLITZ, General Partner

Kurt Rochlitz by Jean Rochlitz Block, attny in fact

KURT ROCHLITZ, General Partner
By: Jill Rochlitz Block, Attorney in Fact for Kurt Rochlitz

TIMOTHY M. KENFICK, General Partner

Mary Lynn Rochlitz by Jean Rochlitz Block, attny in fact

MARY LYNN ROCHLITZ, General Partner
By: Jill Rochlitz Block, Attorney in Fact for Mary Lynn Rochlitz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **JEAN ROCHLITZ 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 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 official seal at office, this 26th day of February, 2015.

Notary Public

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November, 5, 2018

My Commission Expires: **November 5, 2018**

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 **JEAN ROCHLITZ, ATTORNEY IN FACT FOR JAMES 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 **JAMES ROCHLITZ** and who acknowledged that she executed the same as the free act and deed of **JAMES ROCHLITZ.**

Witness my hand and official seal at office, this 26th day of February, 2015.

Notary Public

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November, 5, 2018

My Commission Expires: **November 5, 2018**

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 **JILL ROCHLITZ BLOCK, 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 she executed the same as the free act and deed of **KURT ROCHLITZ and MARY LYNN ROCHLITZ.**

Witness my hand and official seal at office, this 26th day of February, 2015.

Notary Public

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November, 5, 2018

My Commission Expires: **November 5, 2018**

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Shelly M. Smith