Box 10-B

BILL GARRETT, Davidson County
Trans:T20170017797 DEEDQC
Recvd: 03/01/17 13:59 3 pgs
Fees:17.00 Taxes:0.00
20170301-0020355

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 1st DAY OF March, 2017.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 11/5/2018

(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 PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TIM'S PROPERTIES, LLC	**SAME**	**094-02-0-065.00**
(NAME) **5870 EAST ASHLAND DRIVE**	(NAME)	**094-02-0-064.00**
(ADDRESS) **NASHVILLE, TN 37215**	(ADDRESS)	**094-02-0-128.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF $1.00 CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, JILL ROCHLITZ BLOCK and TIMOTHY KENEFICK, being ALL THE REMAINING PARTNERS OF TIM'S PROPERTIES, G. P., A/K/A TIM'S PROPERTIES GP, A TENNESSEE GENERAL PARTNERSHIP WHICH HAS BEEN DISSOLVED,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY TO **TIM'S PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ALL OF OUR RIGHT, TITLE AND INTEREST IN CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A" FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTIES

unimproved ( )
This is improved(X) property, known as **1710, 1712 & 1800 EASTSIDE AVENUE, 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 1st day of March, 2017.

TIM'S PROPERTIES, G.P.

By: JILL ROCHLITZ BLOCK, Partner

By: TIMOTHY KENEFICK, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Jill Rochlitz Block**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a partner of **TIM'S PROPERTIES, G.P.**, the within name bargainor, a partnership, and that she, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by herself as such partner.

Witness my hand, at office, this 1 day of March, 2017.

My Commission Expires: 11/5/2018

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

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Timothy Kenefick,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of **TIM'S PROPERTIES, G.P.,** the within name bargainor, a partnership, and that he, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as such partner.

Witness my hand, at office, this 1st day of March, 2017.

My Commission Expires: 11/5/2018

Notary Public

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

Tract 1: 1710 Eastside Avenue, Nashville, TN 37206 (094-02-0-065.00)

Land in Davidson County, Tennessee, being Lot No. 133 on the plan of United Electric Railway Company's Addition to East Nashville, of record in Plat Book 161, page 8, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

This conveyance is subject to all matters shown on the Plan of record in Book 161, page 8, said Register's Office, Easements of record in Book 2698, page 336, 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: 1712 Eastside Avenue, Nashville, TN 37206 (094-02-0-064.00)

Land in Davidson County, Tennessee, being Lot No. 134 on the plan of United Electric Railway Company's Addition to East Nashville, in the 18th Civil District of said County, as of record in Plat Book 161, page 8, Register's Office for said County.

Said Lot No. 134 fronts 50 feet on the southerly side of Ashworth Avenue and runs back between parallel lines 150 feet to an alley.

This conveyance is subject to all matters shown on the Plan of record in Book 161, page 8, 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 3: 1800 Eastside Avenue, Nashville, TN 37206 (094-02-0-128.00)

Land in Davidson County, Tennessee, being the westerly 1/2 of Lot No. 135 on the Plan of United Electric Railway Company's Addition, of record in Plat Book 161, page 8, Register's Office for said County.

Said part of Lot No. 135 fronts 32 1/2 feet on the southerly side of East Side and runs back between parallel lines with the easterly margin of South 18th St., 150 feet to an alley.

This conveyance is subject to all matters shown on the Plan of record in Book 161, page 8, 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 1, 2 AND 3:

Being part of the same property conveyed to TIM'S PROPERTIES, G.P., A TENNESSEE GENERAL PARTNERSHIP, from William D. Block and wife, Jill R. Block, and Timothy Kenefick, by deed dated December 3, 2010 of record as Instrument No. 20101203-0096617, Register's Office for Davidson County, Tennessee.