Box 10-B

BILL GARRETT, Davidson County
Trans:T20170017797 DEEDQC
Recvd: 03/01/17 14:00 3 pgs
Fees:17.00 Taxes:0.00
20170301-0020357

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

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.

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

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,TOO, LLC	**REGIONS MORTGAGE**	**082-08-0-402.00**
(NAME) **5870 EAST ASHLAND DRIVE**	(NAME) **2050 PARKWAY OFFICE CIRCLE**	**082-08-0-403.00**
(ADDRESS) **NASHVILLE, TN 37215**	(ADDRESS) **BIRMINGHAM, AL 35244**	**094-02-0-034.00**
(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, KURT J. ROCHLITZ and wife, MARY LYNN ROCHLITZ, TIMOTHY KENEFICK AND JEAN ROCHLITZ, BEING ALL OF THE SURVIVING PARTNERS OF TIM'S PROPERTIES, TOO, G.P., A TENNESSEE GENERAL PARTNERSHIP,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY TO **TIM'S PROPERTIES, TOO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ALL OF OUR RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1: 1004 Mansfield Street, Nashville, TN 37206 (082-08-0-402.00)

Land in Davidson County, Tennessee, beginning at a point in the south margin of Mansfield Avenue, 131 feet east of the easterly margin of Olwill Street; thence easterly with the southerly margin of Mansfield Avenue 50 feet to a point at the corner of the property conveyed to Cora M. Walter, et al, as of record in Book 654, page 374, Register's Office for said County, said property now (at that time) being owned by Beasley; thence with Beasley's west line southerly 170 feet to the north margin of an alley; thence with the margin of said alley westerly 50 feet to a point, thence northerly 170 feet to the point of beginning.

Tract 2: 1006 Mansfield Street, Nashville, TN 37206 (082-08-0-403.00)

Beginning on the southerly margin of Mansfield Avenue, formerly called McFerrin Avenue, at a point 181 feet easterly from the easterly margin of Olwill Street, thence southerly parallel with said street, 170 feet to the northerly margin of a proposed 20 foot alley; thence with the northerly margin of said proposed alley, easterly 50 feet; thence northerly parallel with the first line 170 feet to the southerly margin of said Avenue, westerly 50 feet to the beginning.

Tract 3: 1613 Electric Avenue, Nashville, TN 37206 (094-02-0-034.00)

Land in Davidson County, Tennessee, being Lot No. 71 on the Map of Shelby Village No. Three, as of record in Book 2083, page 6, Register's Office for said County.

Said Lot No 71 fronts 52 feet on the north side of Electric Avenue and runs back parallel lines 150 feet to an alley.

Being the same property conveyed to Tim's Properties, Too, G.P., a Tennessee General Partnership, by deed from James Rochlitz and wife, Jean Rochlitz, Kurt Rochlitz and wife, Mary Lynn Rochlitz and Timothy Kenefick, being all the members of the entity formerly known as Tim's Properties Too, LLC, a Tennessee limited liability company, by quitclaim deed dated December 3, 2010 of record as Instrument No. 20101203-0096620, Register's Office for Davidson County, Tennessee.

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.

unimproved ( )
This is improved(X) property, known as **1004 & 1006 MANSFIELD STREET & 1613 ELECTRIC 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 hand(s) this 31st day of February, 2017

KURT J. ROCHLITZ, PARTNER

MARY LYNN ROCHLITZ, PARTNER

JEAN ROCHLITZ, PARTNER

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 **Jean Rochlitz**, 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, TOO, 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 partner.

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

My Commission Expires: 11/5/2018

Notary Public

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

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, TOO, 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 Mar, 2017.

My Commission Expires: 11/5/2018

Notary Public

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

STATE OF California
COUNTY OF Santa Cruz

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Kurt Rochlitz**, 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, TOO, 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 partner.

Witness my hand, at office, this 21 day of Feb., 2017.

My Commission Expires: 12/24/17

Notary Public

FERNANDO CROCE
Commission # 2050326
Notary Public - California
Santa Clara County
My Comm. Expires Dec 24, 2017

STATE OF California
COUNTY OF Santa Clara

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Mary Lynn Rochlitz**, 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, TOO, 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 partner.

Witness my hand, at office, this 21 day of Feb., 2017.

My Commission Expires: Dec. 24, 2017

Notary Public

FERNANDO CRCCE
Commission # 2050326
Notary Public - California
Santa Clara County
My Comm. Expires Dec 24, 2017