BILL GARRETT, Davidson County
Trans:T20120002798 DEEDQC
Recvd: 01/12/12 09:31 3 pgs
Fees:17.00 Taxes:0.00
20120112-0003240

This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this the 9th day of Nov, 2011.

NOTARY PUBLIC

My Commission Expires: 7.25.12

RYAN A. RAFFERTY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NEW OWNER:

The Brooke Valley Family Limited Partnership
576 Noel Dr
Mt. Juliet, TN 37122

SEND TAX BILLS TO:

SunTrust Mortgage, Inc.
PO Box 79043
~~Irvine, CA~~ Baltimore, MD 79043-0041

MAP/PARCEL:

087-13-38

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Jonathan M. Jose and wife, Selene Jose and Basilio S. Cabrera and wife, Lillian Cabrera (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to The Brooke Valley Family Limited Partnership, a Tennessee limited partnership (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Valley Grove, Section 2, of record in Book 5200, page 489, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan M. Jose and wife, Selene Jose and Basilio S. Cabrera and wife, Lillian Cabrera by Quitclaim Deed from The Brooke Valley Family Limited Partnership, a Tennessee limited partnership dated October 12, 2011 and recorded in Instrument No. 20111020-0081781, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Brooke Valley Family Limited Partnership, dated the 28th day of March, 2009 by Quitclaim Deed from Jonathan M. and Selene Jose, Basilio S. and Lillian Cabrera of record in Instrument 20090401-0029046, Register's Office for Davidson County, Tennessee, dated March 30, 2009.

Being the same property conveyed to Jonathan M. Jose and wife, Selene Jose and Lillian Cabrera and husband, Basilio Cabrera by Warranty Deed from Merle Randall Howard of record in Instrument 20080801-0079535, Register's Office for Davidson County, Tennessee, dated July 15, 2008.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantees.

IN WITNESS WHEREOF, effective this the ___ day of _____,

201___.

GRANTOR:

Jonathan M. Jose by Selene Jose, AIF

Selene Jose

Basilio S. Cabrera

Lillian Cabrera

NOTE:
THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY, AND NO LEGAL ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TN

COUNTY OF Williamson

POA NOTARY ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, SELENE JOSE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for JONATHAN M. JOSE ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this 9TH day of Nov, 2011.

Notary Public

My Commission Expires: 7.25.12

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Selene Jose with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 9TH day of Nov, 2011.

NOTARY PUBLIC

My Commission Expires: 7.25.12

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Basilio S. Cabrera, and Lillian Cabrera with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 9TH day of Nov, 2011.

NOTARY PUBLIC

My Commission Expires: 7.25.12

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20111309R