Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Valley Brook Partners Two 3704 Hobbs Road Nashville, TN 37215	New Owner	117-09-0-047.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20120038406 DEEDWARR
Recvd: 05/24/12 15:37 2 pgs
Fees:13.00 Taxes:1646.50
20120524-0045271

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $445,000.00

Affiant

Subscribed and sworn to before me, this the 17th day of May, 2012.

Notary Public

My Commission Expires:
(Affix Seal)

C. M. CORNIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **John Lovell, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Valley Brook Partners Two, a Tennessee general partnership ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot 1, RESUBDIVISION OF LOT 9, WOODMONT ESTATES, as shown on plat of record in Instrument No. 20070509-0055712, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed by Deed from Hayes A. Noel and wife, Vance W. Noel to J. T. Lovell and wife, Ruby Lovell as recorded in Deed Book 1881, Page 389, Register's Office for Davidson County, Tennessee. J.T. Lovell having since died (Last Will and Testament recorded in Book 6172, page 806, Register's Office for Davidson County, Tennessee) leaving Ruby Lovell as surviving tenant by the entirety. The said Ruby Lovell having since died on April 12, 2006 and Pursuant to the Affidavit of Inheritance of Real Estate as recorded on the 2nd day of March, 2007 in Instrument No. 20070302-0025748, in the Register's Office of Davidson County, Tennessee, John Lovell is the sole recipient under the provision of the decedent's will probated in the Probate Court of Davidson County, Tennessee, Case No. 06P-879.

THIS PROPERTY IS NOT THE PRIMARY RESIDENCE OF THE GRANTOR

This conveyance is made subject to (1) Property taxes for the year 2012, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **2712 Valley Brook Place, Nashville, TN 37215**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he is lawfully seized in fee simple of the aforedescribed Real Estate; that he has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **17th** day of **May, 2012.**

GRANTOR(S)

John Lovell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **John Lovell** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **17th** day of **May, 2012.**

Notary Public

My Commission Expires:

