This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and TrustLand Title & Escrow, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Valley Brook Partners One 2828 Old Hickory Blvd #2307 Nashville, TN 37221	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:T20130010413 DEEDQC
Recvd: 02/06/13 15:34 3 pgs
Fees:17.00 Taxes:0.00
20130206-0012525

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 February, 2013.

Notary Public

My Commission Expires
(Affix Seal)

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

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **VALLEY BROOK PARTNERS TWO, a Tennessee general partnership**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **VALLEY BROOK PARTNERS ONE, a Tennessee general partnership**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

This is unimproved property located at: 3706 Hilldale Drive, Nashville, TN 37215

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.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed this the 1st day of February, 2013.

VALLEY BROOK PARTNERS TWO,
a Tennessee general partnership

By: _____
Adam J. Epstein, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Adam J. Epstein, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Partner of Valley Brooke Partners Two, the within named bargainor, a general partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the general partnership by the said Adam J. Epstein as its Partner.

IN WITNESS WHEREOF, this instrument has been executed this the 1st day of February, 2013.

_____
Notary Public

My Commission Expires: _____

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

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Valley Brook Brownstones, a Horizontal Property Regime with private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record as Instrument No. 20120530-0046788, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Valley Book Brownstones as shown as Exhibit "A" of the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being part of the same property conveyed Valley Brook Partners Two, a Tennessee general partnership, by Warranty Deed from John Lovell, dated May 17, 2012, of record in Instrument No. 20120524-0045271, Register's Office for Davidson County, Tennessee.