BILL GARRETT, Davidson County
Trans:T20130062680 DEEDWARR
Recvd: 07/23/13 13:02 2 pgs
Fees:13.00 Taxes:2960.00
20130723-0076146

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R13-1447

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Susan W. Spalding 2712 Valley Brook Place Nashville, TN 37215	New Owner	117-9-1-001.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$800,000.00**

Affiant

Subscribed and sworn to before me, this the 22nd day of July, 2013.

Notary Public

My Commission Expires: _____
(Affix Seal)

C. M. CORBIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

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 **Valley Brook Partners Two, a Tennessee general partnership, ("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **Susan W. Spalding, married, ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Being a certain Townhome Apartment with Private Elements in Davidson County, Tennessee, being Unit No. A, 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 Master Deed of record in 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, and as set forth in said Master Deed. Reference is hereby made to the site plan of Valley Brook Brownstones as shown as Exhibit "A" of said Master Deed for placement of Units and for a more complete identification and description of such Unit.

Being a part of the same property conveyed to 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.

This conveyance is made subject to: (1) Property taxes for the year 2013, 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 its prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) All matters appearing on the site plan recorded as Exhibit "A" to the Master Deed establishing a Horizontal Property Regime for Valley Brook Brownstones with Private Element, of record in Instrument No. 20120530-0046788, Register's Office for Davidson County, Tennessee, (4) All matters appearing on the plan of record in Instrument No. 20070509-0055712, Register's Office for Davidson County, Tennessee, (5) Master Deed establishing a Horizontal Property Regime for Valley Brook Brownstones with Private Element, of record in Instrument No. 20120530-0046788, Register's Office for Davidson County, Tennessee; (6) Access and Utility Easement of record in Instrument No. 20110822-0064553, as amended in Instrument No. 20130102-0000466, and further terms and provisions contained in Assignment & Assumption of Obligations and Benefits under Easement

Agreement of record in Instrument No. 20130102-0000467, Register's Office for Davidson County, Tennessee, said Register's Office, and (7) 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 the Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set forth herein.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warranty and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

WITNESS our hands on the **22nd** day of **July, 2013**.

Valley Brook Partners Two,
a Tennessee general partnership

By: _____
Adam J. Epstein, It's Partner

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 **Adam J. Epstein**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Partner** of **Valley Brook Partners Two,** the within named bargainor, a general partnership, and that he as such **Partner**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the general partnership by himself as **Partner**.

Witness my hand and Official Seal this the **22nd** day of **July, 2013**.

_____
Notary Public

My Commission Expires:

