Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $106,200.00

Affiant

Subscribed and sworn to before me, this 12th day of March, 2015.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Lucy Freeman	New Owner	87 09 40
P.O. Box 150868		
Nashville, TN 37215		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Brooke Valley Family Limited Partnership, a Tennessee limited partnership,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Lucy Freeman,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 198 on the Plan of Valley Grove, Section 8, of record in Book 5200, Page 606, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to The Brooke Valley Family Limited Partnership, a Tennessee limited partnership by Quitclaim Deed from Jonathan M. Jose and wife, Selene Jose and Basilio S. Cabrera and wife, Lillian Cabrera, recorded on January 12, 2012, in Instrument Number 20120112-0003239, Register's Office for Davidson County, Tennessee.

This property is improved property known as **4560 Brooke Valley Dr, Hermitage, TN, 37076**

This conveyance is subject to the following: (1) Taxes for the year 2015, a lien, not yet due and payable; (2) Covenants, conditions, and restrictions as set forth in instrument recorded Book 6139, Page 443, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons; (3) all matters appearing of record in Plat Map Book 5200, Page 606, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150021660 DEEDWARR
Recvd: 03/25/15 09:52 3 pgs
Fees:18.00 Taxes:392.94
20150325-0025510

WITNESS my hand this the 12th day of March, 2015.

Brooke Family Limited Partnership

By: RSQ Property Services, Inc.
Its: General Partner

By: _____
Selene Jose
Its: President and Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Selene Jose, President and Secretary of RSQ Property Services, Inc., General Partner, for the Brooke Valley Family Limited Partnership,** the within named bargainor, **a Tennessee limited partnership**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation as General Partner, President and Secretary.

Witness my hand and official seal at this the 12th day of March, 2015.

_____
Notary Public

My Commission expires: 3-8-16



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 my hand this the 12th day of March, 2015.

The Brooke Valley Family Limited Partnership, a
Tennessee limited partnership

By: Jonathan M Jose as Limited Partner and Individually by Selene his attorney in fact

Jonathan M. Jose, as limited partner and
Individually, by Selene Jose, his attorney in fact

Power of attorney recorded in Instrument Number 20150325-0025509, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On March 12, 2015, before me personally appeared, Selene Jose, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jonathan M. Jose, as his attorney in fact, and who acknowledged that he executed the same as the free act and deed of Jonathan M. Jose.

Witness my hand and official seal at this the 12th day of March, 2015.

Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.