WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15-1810

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 $107,000.00

Affiant

Subscribed and sworn to before me, this 28th day of September, 2015.

Notary Public
My commission expires: 5/27/2019

Amelia Swanson Notary Public State of Tennessee Williamson County

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Adeel and Sams Rentals, LLC<br>4501 – 4503 Brooke Valley Drive<br>Hermitage, TN 37076 | New Owner | 087-13-0-038.00 |

## 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,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Adeel and Sams Rentals, LLC,** 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(s) 40, as shown on the map entitled Valley Grove Section 2, of record in Plat Book 5200, page 489, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

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 No. 20080801-0079535, dated July 15, 2008, said Register's Office.

Being further conveyed to THE BROOKE VALLEY FAMILY LIMITED PARTNERSHIP, by quitclaim deed from JONATHAN M. JOSE SELENE JOSE and BASILIO CABRERA, LILLIAN CABRERA, of record in Book 20090401-0029046, dated March 30, 2009, said Register's Office.

Being further 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, of record in Instrument No. 20111020-0081781, dated October 12, 2011, said Register's Office.

Being further 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, of record in Instrument No. 20120112-0003240, dated November 9, 2011, said Register's Office.

This property is improved property known as **4501 Brooke Valley Drive, Hermitage, TN, 37076**

BILL GARRETT, Davidson County
Trans:T20150083306 DEEDWARR
Recvd: 09/30/15 14:26 2 pgs
Fees:13.00 Taxes:395.90
20150930-0099479

This conveyance is subject to the following: (1) General or special taxes and assessments required to be paid in the year 2015 and subsequent years for Map-Par. 087-13-0-038.00; (2) If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq; (3) Matters shown on the Plan of record in Plat Book 5200, page 489, said Register's Office; (4) Restrictive Covenants contained in instrument of record in Book 6011, page 300 and Book 6096, page 283, said Register's Office.

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 28th day of September, 2015.

The Brooke Valley Family Limited Partnership

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 The Brooke Valley Family Limited Partnership,** the within named bargainor, 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 Limited Partnership as such President and Secretary.

Witness my hand and official seal at this the 28th day of September, 2015.

_____
Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2015073801