

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$200,000.00.**

Affiant

Subscribed and sworn to before me, this the 5th day of September, 2012.

Notary Public

My commission expires: 12-10-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CowboyVol, LLC	**New Owner**	**119 09 0 001.00**
505 East Broadway Avenue		
Maryville, TN 37804		

BILL GARRETT, Davidson County
Trans:T20120068517 DEEDWARR
Recvd: 09/12/12 11:41 2 pgs
Fees:13.00 Taxes:740.00
20120912-0082750

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GLENN F. WARNER AND WIFE, PATRICIA B. WARNER,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COWBOYVOL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. "C" on the Map showing Subdivision of the Hughes Lot and Lots Nos. 57, 58, 59, 60, 70, 71, 72, and 73 including alley in rear of said lots in Edenwold Park, as of record in Book 421, Page 153, Register's Office for said County, and more fully described as follows:

Said Lot No. "C" fronts 50 feet on the west side of Grandview Avenue and extends back in a broken line 321.9 feet on the northerly side and in a broken line 335.0 feet on the southerly side of a line in the rear measuring 50 feet thereon.

Being the same property conveyed to Glenn F. Warner and wife, Patricia B. Warner, by Warranty Deed from Ran-Fox Electric Co., Inc., dated October 15, 1976, of record in Book 5087, Page 667, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE YEAR 2012, PAYMENT OF WHICH IS HEREBY EXPRESSIVELY ASSUMED BY THE GRANTEES, AND ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is unimproved property known as **2631 Grandview Avenue, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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/our hand(s) this 5th day of September, 2012.

Glenn F. Warner

Patricia B. Warner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Glenn F. Warner and Patricia B. Warner**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **5th** day of **September, 2012.**

Hillary Torrence
Notary Public

My Commission Expires: 12-10-12

