THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
THE FRIDRICH BUILDING, FIRST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 02/05/13 09:08 2 pgs
Fees:13.00 Taxes:1110.00
20130205-0011677

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

5364

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me as of the 30th day of January, 2013.

Notary Public

My Commission Expires: 11-3-15

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
BBW Properties, LLC 717 Brook Hollow Dr. Nashville, TN 37205	SAME	104-12-0-258.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **TREG WARNER, UNMARRIED**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **BBW PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 and the northerly 10 feet of Lot No. 26 on the Map of Lenox Place as of record in Plat Book 161, Page 171, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 and the northerly part of Lot No. 26 front together 50 feet on the easterly side of 18th Avenue, South, formerly Baxter Avenue, and run back between parallel line, 140 feet to an alley.

Being part of the same property conveyed to Treg Warner, unmarried by deed from Barbara L. Williams, married of record in Instrument Number 200006010054635, in the Register's Office for Davidson County, Tennessee, dated May 30, 2000, recorded June 1, 2000.

This is improved property known as: 2008 18th Ave South Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Taxes for the year 2013 a lien, not yet due and payable.

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto as of the 30th day of January, 2013.

Treg Warner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **TREG WARNER** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 30th day of January, 2013.

Notary Public

My Commission Expires: 5/20/14

PAUL F. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

R. Garry Chaffin

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, R. Garry Chaffin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/3/15

Brooke Smith

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON