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 10:10 2 pgs
Fees:13.00 Taxes:740.00
**20130205-0011796**

# WARRANTY DEED

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

File No. 5365

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

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<br>717 Brook Hollow Dr.<br>Nashville, TN 37205 | SAME | 104-12-0-259.00 |

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 the southern part of Lot No. 26 on the Map of Lenox Place, as recorded in Plat Book 161, Page 171, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at the eastern margin of Baxter Avenue (now 18th Avenue South) at its intersection with the northern margin of Carmack Street and running thence along the eastern margin of Baxter Avenue 40 feet to a point; thence, at right angles eastwardly and parallel with the said Carmack Street 140 feet to an alley; thence, at right angles southwardly and along the western margin of said alley 40 feet to the northern margin of Carmack Street; thence, at right angles westwardly along the northern margin of Carmack Street 140 feet to an alley.

Being part of the same property conveyed to Treg Warner 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: 2010 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. SOMERS
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