THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
28329-1A / Box #14

Karen Johnson Davidson County
Batch# 283221 DEEDWARRSP
09/10/2019 09:42:30 AM 4 pgs
Fees: $23.00 Taxes: $2,373.55
20190910-0091266

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Ryan and Anna Stout 709 Winsley Place Brentwood, TN 37027	New Owner	11909000100

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **CowboyVol, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Anna R. Stout and Ryan G. Stout, a married couple** (hereinafter collectively referred to as the "**Grantees**"), their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. "C" on the Map showing Subdivision of the Hughes Residence Lot and Lots Nos. 57, 58, 59, 60, 70, 71, 72 and 73 including alley in rear of said lots in Edenwold Park (corrected Plan), 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 (the "Real Estate").
>
> BEING all of the same property conveyed to CowboyVol, LLC, a Tennessee limited liability company by Deed dated September 5, 2012 from Glenn F. Warner and wife, Patricia B. Warner, of record in Instrument No. 20120912-0082750, Register's Office for Davidson County, Tennessee.
>
> THIS is improved commercial real property known as 2631 Grandview Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantees, their heirs and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit A attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantees that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 6th day of September, 2019.

CowboyVol, LLC, a Tennessee limited liability company

By: _____
Name: J. Trevor Boyce
Its: Sole Member

Commonwealth of ~~STATE~~ OF Pennsylvania]
COUNTY OF Allegheny]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared J. Trevor Boyce, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of CowboyVol, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Sole Member.

WITNESS my hand, at office, this 6th day of September, 2019.

_____
Notary Public
My Commission Expires: _____

Commonwealth of Pennsylvania - Notary Seal
Janice L. Kowal, Notary Public
Allegheny County
My commission expires June 28, 2023
Commission number 1088692
Member, Pennsylvania Association of Notaries

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $641,500.00.

_____
Affiant

Subscribed and sworn to before me this
9th day of September, 2019.

_____
Notary Public
My Commission Expires: July 3, 2023

JEFFREY S. BENZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2019 and subsequent years, not yet due and payable. Map and Parcel 11909000100. Estimated 2019 taxes have been prorated as part of closing and assumed by the Grantees.

2. All Matters as shown on the Plan of record in Plat Book 421, Page 153, Register's Office for Davidson County, Tennessee.

3. All Matters as shown on the ALTA As-Built Survey of 2631 Grandview Avenue by Volunteer Land Surveying Services, Phillip E. Holmes, Jr., Tennessee R.L.S. # 1728, dated August 2, 2019 as File 19019.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

