WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/26/08 15:13 2 pgs
Fees:13.00 Taxes:5550.00

20081126-0116083

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 2008.

NOTARY PUBLIC
Cindy F. Pedre

MY COMMISSION EXPIRES: May 8, 2012

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gale Lofts, LLC	New Owner	
(NAME) 301 Church Street	(NAME)	118-6-173
(ADDRESS) Nashville, TN 37201	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **CHECK HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GALE LOFTS, 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 1, as shown on the Final Plat of the Talley Property, of record at Instrument No. 20071016-0122851, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to CHECK HOLDINGS, LLC, a Tennessee limited liability company, by deed from Lisa T. Wheeler, Lisa T. Wheeler, Trustee of the Jesse L. Talley 2001 Trust and Lisa T. Wheeler as Executrix of the Estate of M. Carl Talley of record at Instrument No. 20071106-0131165, said Register's Office.

This conveyance is subject to (a) 2008 real property taxes; (b) Matters shown on the Plan of record as Instrument No. 20071016-0122851, said Register's Office; (c) Easement granted unto the Tennessee Electric Power Company of record in Book 1072, page 62, said Register's Office; (d) Permanent Drainage Easement/Condemnation for Right-of-Way Easement of record in Book 4609, page 799, said Register's Office; (e) Subject to the Restrictive Covenants which is set out in the Warranty Deed of record as Instrument No. 20071106-0131165, said Register's Office; (f) Easement for the flow of the waters of the Brown's Creek and the rights of the public therein; (g) Rights of upper and lower riparian owners to the flow of the water of Brown's Creek, free from diminution or pollution; (h) Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Brown's Creek; and (i) Lack of direct access to and from controlled access highway.

unimproved ☒

This is improved ☐ property, known as 811 Gale Lane, Nashville, TN 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, its successors and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE, its successors 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 26th day of November, 2008.

Check Holdings, LLC,
a Tennessee limited liability company

By: _____
Bryan Church, Secretary and 50% Member

By: _____
Jason B. Keckley, Chief Manager and 50% Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bryan Church, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary and 50% Member of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee this 26th day of November, 2008.

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

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Kevin D. Montgomery Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason B. Keckley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager and 50% Member of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee this 26th day of November, 2008.

_____
Kevin D. Montgomery Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011