WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110082886 DEEDWARR
Recvd: 12/30/11 14:20 2 pgs
Fees: 13.00 Taxes: 1794.50
20111230-0102320

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 20 11.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher M. Stutz	Regions Bank d/b/a Regions Mortgage	Map 118-6-C
(NAME) 914 A Gale Lane	(NAME) 2050 Parkway Office Circle	Parcel 1 CO
(ADDRESS) Nashville, TN 37204	(ADDRESS) Birmingham, AL 35244	
(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, **GENERAL BATES LIMITED LIABILITY COMPANY, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, **CHRISTOPHER M. STUTZ, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit A of Gale Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Gale Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20110224-0015142 and Instrument No. 20110711-0052757, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Gale Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20110224-0015142 and Instrument No. 20110711-0052757, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to General Bates Limited Liability Company, a Tennessee limited liability company by deed from Barbara Harris, unmarried, as to an undivided ¾ interest and Thomas B. Harris, Jr., married, heir at law of Thomas B. Harris, Sr., as to an undivided ¼ interest, of record as Instrument No. 20110202-0009413, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2011 real property taxes; (b) restrictive covenants of record in Instrument No. 20110224-0015142, Instrument No. 20110711-0052757 and Instrument No. 20110711-0052758, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 914 A Gale Lane, Nashville, Tennessee 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 hand this 30th day of December, 2011.

General Bates Limited Liability Company

By: _____
Ken J. Woodard, Member/Manager

By: _____
Jeff D. Gaw, Member/Manager

By: _____
L. Edward Gaw, Jr., Member/Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Ken J. Woodard and Jeff D. Gaw and L. Edward Gaw, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Member/Managers of General Bates Limited Liability Company, the within named bargainor, a limited liability company and that they as such Members/Managers, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Members/Managers.

Witness my hand and official seal at Nashville, Tennessee this 30th day of December, 2011.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015