BILL GARRETT, Davidson County
Trans:T20120084073 DEEDWARR
Recvd: 11/05/12 08:54 2 pgs
Fees:13.00 Taxes:1008.25

20121105-0101399

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN

G-GP-12-75

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,500.00

Molly E. Katz
Affiant

Subscribed and sworn to before me this 31st DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Molly E. Katz	FirstBank	
316 Artisan Lane (ADDRESS)	6131 Shallowford Rd., Ste. 102 (NAME) (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Chattanooga, TN 37421 (CITY) (STATE) (ZIP)	118-6-D-75.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GALE PARK, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MOLLY E. KATZ, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 75, GALE PARK SINGLE FAMILY HOMES, A CONDOMINIUM, AS DESCRIBED IN DECLARATION OF RECORD IN INSTRUMENT NO. 20110224-0015356, AMENDED IN INSTRUMENT NOS. 20110311-0019705 AND 20120508-0039773, REGISTER'S OFFICE FOR SAID COUNTY TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO L5 DEVELOPMENT, LLC BY DEED FROM LAND TRUST CORPORATION, DATED AUGUST 1, 2006 AND OF RECORD AS INSTRUMENT NO. 20060809-0098186, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. L5 DEVELOPMENT, LLC HAVING CHANGED ITS NAME TO GALE PARK, LLC BY ARTICLES OF AMENDMENT OF RECORD AS INSTRUMENT NO. 20071102-0129796, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20110208-0011108; INSTRUMENT NO. 20110224-0015350, AMENDED AT INSTRUMENT NOS. 20110311-0019706 AND 20120508-0039772 AND INSTRUMENT NO. 20110224-0015356, AMENDED AT INSTRUMENT NOS. 20110311-0019705 AND 20120508-0039773; INSTRUMENT NO. 20100810-0063194; INSTRUMENT NOS. 20110510-0035846 AND 20110510-0035847; BOOK 10131, PAGE 935 AND BOOK 10131, PAGE 939; INSTRUMENT NO. 20041108-0134230; BOOK 9237, PAGE 382; BOOK 9237, PAGE 425; BOOK 8246, PAGE 227; INSTRUMENT NOS. 20120921-0086161 AND 20120921-0086162, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 316 Artisan 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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 31st day of October, 2012.

Gale Park, LLC

BY:_____
Andrew Beaird, Executive Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of October, 2012, before me personally appeared Andrew Beaird, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Executive Vice President of Gale Park, LLC, the within named bargainor, a limited liability company, and that he as such Executive Vice President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of October, 2012.

_____
Notary Public

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:
5-2014

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903