WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130029599 DEEDWARR
Recvd: 04/11/13 11:02 2 pgs
Fees:13.00 Taxes:1376.40
20130411-0035912

TONYA B. CHERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of April, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
GALA, LLC	New Owner	13205001300
(NAME)	(NAME)	
9028 Mayfield Ct.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **JACKIE DEWAIN CHRISTIANSON AND JOHANNA CHRISTIANSON MCKEE, AS CO-EXECUTORS OF THE ESTATE OF JACK GUTHRIE CHRISTIANSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GALA, LLCA 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 4, PLAN OF ROLLING MEADOWS, as shown on plat of record in Plat Book 1424, Pages 98-99, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jack G. Christianson and wife Maxine Neighbors Christianson by Installment Deed from Adelle Crutcher Nicholson, recorded on the 8th day of April, 1963 in Deed Book 3532, Page 481, in the Register's Office of Davidson County, Tennessee. Maxine Neighbors Christianson died on May 14, 1995 vesting said property in Jack G. Christianson. The said Jack G. Christianson having since died on September 6, 2012. Jackie Dewain Christianson and Johanna Christianson McKee are the devisees under the Last Will and Testament of Jack Guthrie Christianson filed December 5, 2012 in the Seventh Circuit Court Davidson County, Tennessee, Probate Division Cast No. 12P-1813. The court declared the estate insolvent, thereby vesting said property in the estate by order entered on March 27, 2013. Further, the court by order entered on March 27, 2013 authorized the sale of the property by the co-executors.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property, known as 4156 Outer Drive, 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 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 our hands this 8th day of April, 2013.

Jackie Dewain Christianson , Co-Executor

Johanna Christianson McKee , Co-Executor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Jackie Dewain Christianson and Johanna Christianson McKee, Co-Executors with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Executors of The Estate of Jack Guthrie Christianson, and who further acknowledged that they are authorized by said Estate to execute the within instrument as Co-Executors of said Estate.

Witness my hand and official seal at Nashville, Tennessee this 8th day of April, 2013.

Commission expires:

Notary Public

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

My Commission Expires NOV. 3, 2015