BILL GARRETT, Davidson County
Trans:T20140006936 DEEDWARRSP
Recvd: 01/30/14 10:52 3 pgs
Fees:18.00 Taxes:1295.00
20140130-0008375

This Instrument Prepared By:
David B. Gray, Attorney
Hix & Gray, PLC
315 Deaderick Street, Suite 1230
Nashville, Tennessee 37238

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Gale Park Mixed Use Partnership GP **226 21st Avenue South, Suite 22** **Nashville, Tennessee 37212**	**SAME AS NEW OWNER**	**MAP 118 060** **PARCEL 176.00**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Gale Park, LLC**, formerly known as L5 Development, LLC (herein referred to as "Grantor"), a Tennessee limited liability company has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Gale Park Mixed Use Partnership GP** (herein referred to as "Grantee"), a Tennessee general partnership, its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit 7, on the Plat of Gale Park Master Condominium attached to and as established in Amendment No. 5 to Declaration of Condominium for Gale Park Master Condominium, as of record in Instrument No. 20131230-0130919, amending that Declaration of Gale Park Master Condominium of record in Instrument No. 20110224-0015350, said Register's Office, together with the applicable allocated percentage interest in the appurtenant common elements granted to such unit by said Declaration as amended from time to time, to which Amendment No. 5 and Declaration reference is hereby made for a more particular description.

Being part of the same property conveyed to L5 Development, LLC, a Tennessee Limited Liability Company by deed dated 08/01/06, from Land Trust Corporation, a Tennessee Corporation, as of record in Instrument No. 20060809-0098186, Register's Office for Davidson County, Tennessee.

L5 Development, LLC is now known as GALE PARK, LLC by Articles of Amendment in Instrument No. 20071102-0129796, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 400 Overbeck Lane, Nashville, Tennessee 37204

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for the following:

any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities, all matters as shown on the Plat of Gale Park of record in Instrument No. 20110208-0011108; Declaration for Gale Park Master Condominiums as of record in Instrument No. 20110224-0015350, as amended by that Amendment No. 5, as of record in Instrument No. 20131230-0130919; Drainage, Detention, Access Road and Sign Agreement and all other matters contained therein, of record in Book 9237, page 382; Deed of Conveyance for Sanitary Sewer Lines and all other matters contained therein, of record in Book 10131, page 935; Deed of conveyance for water mains and all other matters contained therein, of record in Book 10131, page 939; Inspection and Maintenance Agreement for Private Stormwater Management Facilities and all other matters contained therein, of record in Instrument No. 20100810-0063194; Charter for Gale Park Owners' Association, Inc., of record in Instrument No. 20110510-0035847, all being found in the Register's Office for Davidson County, Tennessee. 2014 Davidson County Taxes have been assumed by the Grantee.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself self, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor, but no further or otherwise.

EXECUTED with an effective date as of the 30th day of January, 2014.

GRANTOR:

GALE PARK, LLC, a Tennessee limited liability company

By: _____
Aaron White, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the County and State aforesaid, personally appeared Aaron White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President of Gale Park, LLC, the within named bargainor, a Tennessee limited liability company, and that he as the President executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as the president.

Witness my hand, this the 28th day of January, 2014.

_____
NOTARY PUBLIC
My Commission Expires: _____

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
January 9, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $350,000.00.

AFFIANT

Subscribed and sworn to before me, this 30th day of January, 2014.

NOTARY PUBLIC
My Commission Expires:

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
January 9, 2016