WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140050841 DEEDWARR
Recvd: 07/16/14 09:21 2 pgs
Fees:13.00 Taxes:2660.30
20140716-0062652

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson (R)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $719,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF JULY, 2014

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-23-14

BONNIE J GARRY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric D. Hogue	NEW OWNERS ~~Magna Bank~~	
(NAME)	(NAME)	
1111 A Biltmore Dr.	~~6525 Quail Hollow Rd~~	131120Q00100CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	~~Ste 300 Memphis, TN~~ 38120	
(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, **GALA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC D. HOGUE AND KATHRYN G. HOGUE, HUSBAND AND WIFE,** 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 Unit A of 1111 Biltmore Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 1111 Biltmore Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20130305-0021939, 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 1111 Biltmore Cottages, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20130305-0021939, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed by Warranty Deed from Ray Gain Lin Wong and wife Martha Ann Fones to Gala, LLC, a Tennessee limited liability company as recorded on the 30th day of November, 2012 in Instrument No. 20121130-0109871 and part of Warranty Deed from Elisabeth Lamar Stewart, now known as Elisabeth L. Stewart DeLargy and husband, Jeffrey T. DeLargy to Ray Gain Lin Wong and wife, Martha Ann Wong as recorded on the 1st day of November, 1982 in Deed Book 5957, Page 915, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Plat Book 1130, Page(s) 103, said Register's Office; and (c) restrictive covenants of record in Book 1380, Page 225 and Instrument No. 20130305-0021939, said Register's Office; (d) Charter recorded at Instrument No. 20130305-0021940, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1111 A Biltmore Dr., 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 my hand this 15th day of July, 2014.

GALA, LLC

By: _____

Doug Lackey, Managing Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Doug Lackey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Managing Member of GALA, LLC the within named bargainor, a limited liability company and that he as such Managing Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managing Member.

Witness my hand and official seal at Nashville, Tennessee this 15th day of July, 2014.

Commission expires:

_____

Notary Public

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

Return to:
Realty Title
2064 Cool Springs Blvd
Ste 100
Franklin, TN 37067