BILL GARRETT, Davidson County
Trans:T20140052914 DEEDWARR
Recvd: 07/22/14 13:58 2 pgs
Fees:13.00 Taxes:236.99
20140722-0065072

Prepared by and when recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $64,050.00

Affiant

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 7th day of July, 2014.

Notary Public
My commission expires: 04/17/16

05-1405-66265

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| GALA LLC | GALA LLC | 161-07-0-005.00 |
| PO Box 3051 | PO Box 351 | |
| Brentwood, TN 37027-3051 | Brentwood, TN 37027-3051 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert B. Kellogg, Jr. and wife, Connie R. Kellogg, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GALA, LLC, a Tennessee limited liability company, hereinafter called the Grantees, their successors 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 No. 52, on the Plan of McMurray Woods, Section Two, of record in Book 3300, Page 17, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert B. Kellogg, Jr. and wife, Connie R. Kellogg by deed from Patricia Underwood, Individually and as Executrix of the Estate of Sue Carroll Been Vaughn, as to an undivided 1/2 interest, Herschel S. Vaughn as to an undivided 1/4 interest and Kirk Vandivort, Guardian for the estate of Courtney Mai Vaughn, as to an undivided 1/4 interest, dated February 10, 2006, recorded February 15, 2006, of record in Instrument No. 20060215-0018122, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as 5115 Hilson Road, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

X

X

WITNESS my hand this 7th day of July, 2014.

X _____
Robert B. Kellogg, Jr.

X _____
Connie R. Kellogg

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert B. Kellogg, Jr. and Connie R. Kellogg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 7th day of July, 2014.

X _____
Hutch Henderson
State of Tennessee at Large

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission expires: 04/17/16