WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140063615 DEEDWARR
Recvd: 08/27/14 14:17 2 pgs
Fees: 13.00 Taxes: 444.00

20140827-0078297

Y-WR-14-6206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOX 10-A

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Grace J. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gala, LLC, A Tennessee Limited Liability Company	GALA, LLC	
(NAME)	(NAME)	
6206 California Avenue	P.O. Box 3051	**091-02-0-034.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Brentwood, TN 37024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we **ROY ROGER SWIFT, JR. AND PATRICIA DIANE SWIFT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GALA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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 Lot No. 7 of Block No. 21 on the Map of Cherokee Park Subdivision, of record in Plat Book 161, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Roy Roger Swift, Jr. and Patricia Diane Austin, with right of survivorship by Installment Deed from Ricky Lee Clinard, a single person of record in Instrument No. 20040218-0018954, Register's Office for Davidson County, Tennessee, dated February 13, 2004 and recorded on February 18, 2004. The said Patricia Diane Austin having since married is now known as Patricia Diane Swift.

This conveyance is subject to:
- Taxes for the year 2014.
- Plan of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6206 California Avenue , Nashville, Tennessee 37209**.

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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my/our hand(s) this the 26th DAY OF AUGUST, 2014.

Roy Roger Swift, Jr.

Patricia Diane Swift

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROY ROGER SWIFT, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of August, 2014.

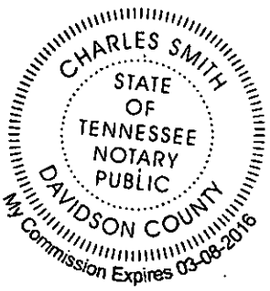
Notary Public
My Commission Expires: 03/08/2016
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA DIANE SWIFT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of August, 2014.

Notary Public
My Commission Expires: 03/08/2016
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212