THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1258

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gala, LLC. 6020 Pennsylvania Ave Nashville, TN 37209	GALA, LLC P.O. Box 3051 Brentwood, TN 37024	91-2-218.00

BILL GARRETT, Davidson County
Trans:T20140063577 DEEDWARRSP
Recvd: 08/27/14 13:45 2 pgs
Fees:13.00 Taxes:444.00
20140827-0078304

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is **$120,000.00**

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

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **949 Main, LLC., a Tennessee limited liability company, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Gala, LLC., a Tennessee limited liability company, ("Grantee")**, and Grantee's successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 19 of Block No. 14, on the plan of Cherokee Park Subdivision, as of record in Book 161, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to 949 Main, LLC, a Tennessee limited liability company by Warranty Deed from Herman Eugene Fulton, unmarried dated February 20, 2014, recorded February 21, 2014, of record in Instrument No. 20140221-0014970, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Herman Eugene Fulton and wife, Carol Dean Fulton by Warranty Deed from Harold F. Bugg, dated December 18, 1979, recorded December 21, 1979, in Book 5546, page 785, Register's Office for Davidson County, Tennessee. The said Carol Dean Fulton having since died on April 16, 2012, property vesting in Herman Eugene Fulton as sole surviving tenant by the entirety.

This is ☒ Improved OR ☐ Unimproved property located at: **6020 Pennsylvania Ave, Nashville, TN 37209**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

BOX 10-A

IN WITNESS WHEREOF, Grantor has executed this instrument on this **26th** day of **August, 2014.**

949 Main, LLC.

By: _____
Anthony W. Cherry, Its Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Anthony W. Cherry** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Manager** of **949 Main, LLC.,** the within named bargainor, a Tennessee Limited Liability Company, and that such **Anthony W. Cherry**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the Limited Liability Company as **Manager.**

Witness my hand and Seal at office on the **26th** day of **August, 2014.**

_____
Notary Public

My Commission Expires: _____

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

EXHIBIT B
Permitted Exceptions

1. Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. All matters appearing on the plan of Cherokee Park Subdivision, as of record in Book 161, page 75, said Register's Office for Davidson County, Tennessee.

4. Any and all easements, rights-of-way, encumbrances, conditions, and any statement of facts that an accurate survey or independent inspection would disclose

5. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.