WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/20/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GALA, LLC.	New owner	091-02E-001.00 CO and 091-02E-002.00 CO
(NAME)	(NAME)	
P.O. Box 3051		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/25/14 15:23 3 pgs
Fees:18.00 Taxes:481.00
20140925-0088566

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, **Deep River Development, LLC**, a Tennessee limited liability company, formerly known as Kelton Investments, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gala, LLC**, HEREINAFTER CALLED THE GRANTEES, ITS 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 Units A and B on the Plan of Homes at 6010 California Avenue, a Horizontal Property Regime with Private Elements, as recorded in Exhibit B (Exhibit "A" Site Plan) to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20131209-0124689, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Jerry Duncan and wife, Frances Duncan by Installment Deed from Buford M. Davenport, of record in Book 5514, Page 673, Register's Office for Davidson County , Tennessee, dated October 16, 1979 and recorded on October 16, 1979. (Value or consideration as shown in aforementioned Deed $16,750.00)Being a portion of the same property conveyed to Frances Duncan, unmarried by Quitclaim Deed from Jerry Duncan and wife, Frances Duncan and Donald Arkovitz, Trustee, of record in Book 5791, Page 786, Register's Office for Davidson County , Tennessee, dated August 28, 1981 and recorded on September 4, 1981. (Value or consideration as shown in aforementioned Deed $0.00)Being a portion of the same property conveyed to Herbert W. Spray and wife, Frances A. Spray by Quitclaim Deed from Frances Duncan and Donald Arkovitz, Trustee, of record in Book 7285, Page 167, Register's Office for Davidson County , Tennessee, dated July 1, 1987 and recorded on July 2, 1987. The said Frances A. Spray having since died leaving Herbert W. Spray as surviving tenant by the entirety. The said Herbert W. Spray died in testate on March 16, 2013 (see Probate No. 13P715, Probate Court for Davidson County, Tennessee) (Value or consideration as shown in aforementioned Deed $0.00) Being a portion of the same property conveyed to Kelton Investments, LLC by Warranty Deed from The Estate of Herbert W. Spray, of record in Instrument No. 20131101-0113363, Register's Office for Davidson County, Tennessee, dated October 30, 2013 and recorded on November 1, 2013. (Value or consideration as shown in aforementioned Deed $50,000.00) AND being the same property conveyed to Deep River Development, LLC, a Tennessee limited liability company formerly known as Kelton Investments, LLC, a Tennessee limited liability company, by Quitclaim Deed from Jennifer Spray, of record in Instrument No. 20140925-0088564, Register's Office for Davidson County, Tennessee, dated September 18, 2014, and recorded September ____, 2014, and being the same property conveyed to Deep River Development, LLC, a Tennessee limited liability company formerly known as Kelton Investments, LLC, a Tennessee limited liability company, by Quitclaim Deed from Sacha Spray Lewis, of record in Instrument No. 20140925-0088565, Register's Office for Davidson County, Tennessee, dated September 19, 2014, and recorded September ____, 2014.

unimproved ☐

This is improved ☒ property, known as 6010 A & 6010B California Ave., Nashville, TN 37209

(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.

IN WITNESS WHEREOF, this document was executed this 22nd day of September, 2014.

Deep River Development, LLC

By:
Bryan D. Spicer, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Bryan D. Spicer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Authorized Agent of Deep River Development, LLC, the within named bargainor, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Bryan D. Spicer as such Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of September, 2014.

Notary Public

My Commission Expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

True Copy Certification

I, Cari Mule', do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Cari Mule' who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/20/18

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY