BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140093137 DEEDWARR
Recvd: 12/12/14 12:48 3 pgs
Fees:18.00 Taxes:2923.00
20141212-0113975

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $790,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2015

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
George B. Tomlin, III	NEW OWNER	
(NAME)	(NAME)	131-01-0-N-002.00 CO
4113 General Bate Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 **GEORGE B. TOMLIN, III, UNMARRIED,** 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:

See Attached Exhibit "A"

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 1424, Page 99, said Register's Office; and (c) restrictive covenants of record in Instrument No. 20130401-0031682 and Instrument No. 20141209-0112683, Book 1628, Page 621 and Book 1713, Page 420, said Register's Office; (d) Charter of 4111 General Bate Cottages Corporation recorded at Instrument No. 20130401-0031681, said Register's Office; (e) Easement Agreement (Water Taps), recorded in Book 1141, Page 378, said Register's Office; (e) Easement Agreement recorded in Book 1141, Page 378, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4113 General Bate 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.

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

Witness my hand this 11 day of December, 2014.

Gala, LLC

By: _____
Ed Gaw, Member-Manager

STATE OF TENNESSEE

COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee this 11th day of December, 2014.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

_____
Notary Public

Exhibit "A"

Land in Davidson County, Tennessee, being Unit B of 4111 General Bate 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 4111 General Bate Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20130401-0031682 and Amendment of record in Instrument No. 20141209-0112683, 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 4111 General Bate 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. 20130401-0031682 and Amendment of record in Instrument No. 20141209-0112683, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed by Quitclaim Deed from L & G Partners, LLC, a Tennessee limited liability company to GALA, LLC, a Tennessee Limited Liability Company as recorded on the 5th day of March, 2013 in Instrument No. 20130305-0021938 and Warranty Deed from Eric Francis Howard and wife, Charlotte Klein Howard to L & G Partners, LLC, a Tennessee limited liability company as recorded on the 7th day of August, 2012 in Instrument No. 20120807-0070463, in the Register's Office of Davidson County, Tennessee.