WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140094416 DEEDWARR
Recvd: 12/17/14 11:54 3 pgs
Fees:18.00 Taxes:1480.00
20141217-0115386

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 3, 2015

(AFFIX SEAL)

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
Gala, LLC	New Owner	
(NAME) P.O. Box 3051	(NAME)	118-13-117
(ADDRESS) Brentwood, TN 37024	(ADDRESS)	
(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, **HOLLIS E. TODD, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GALA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 2083, Page(s) 56, said Register's Office; and (c) restrictive covenants of record in Book 2195, Page 257, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 949 Caldwell Lane, 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.

BOX 10-A

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

Witness my hand this 17th day of December, 2014.

Hollis E. Todd

STATE OF TENNESSEE

COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee this 17th day of December, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 28 on the Map of Section II, Leawell of record in Book 2083, Page 56, Register's Office for Davidson County, Tennessee as follows:

Beginning at a point in the North margin of Caldwell Lane at the corner of Lots Nos. 27 and 28; thence with the line between said lots, Northerly 172.2 feet to a corner of Lot No. 26; thence with the line between Lots Nos. 26 and 28, Northeasterly 130.4 feet to a point; thence Southerly 58 feet; thence Westerly 5 feet to a point being the Northwest corner of a 4-foot strip conveyed to Albert M. Lucas, Jr., and wife,; thence along Lucas West line Southerly 200 feet to the North margin of Caldwell Lane; thence with the margin of the same, Westerly 100 feet to the point of beginning.

Being the same property conveyed to Hollis E. Todd and wife, Muril D. Todd by Deed from J. P. Derryberry and wife, Marion R. Derryberry, recorded on the 4th day of August, 1972 in Deed Book 4625, Page 241, in the Register's Office of Davidson County, Tennessee. Muril D. Todd has since died, vesting title solely in Hollis E. Todd as surviving Tenants by the Entirety.

And

A part of the rear of lot 26 on the map of Section II of Leawell as of record in Book 2083, Page 56, RODC, defined in this manner:

Beginning at the Eastern point of Lot 26, at the apex between the North line and the broken South line of Lot 26; Then to the West along the broken South line of Lot 26 to the intersection of that broken South line with the West line of Lot 28, a distance of about 130.4 feet; Then to the North along an extension of the West line of Lot 28 to the intersection of that extension with the North line of Lot 26, a distance of about 65.3 feet; Then to the East along the North line of Lot 26 back to the beginning point, a distance of about 97.7 feet.

Being the same property conveyed to Hollis E. Todd and his wife, Muril D. Todd by Warranty Deed from W.C. Bennett and his wife, Rowena N. Bennett, recorded on the 8th day of August, 1980 in Deed Book 5635, Page 57, in the Register's Office of Davidson County, Tennessee. Muril D. Todd has since died, vesting title solely in Hollis E. Todd as surviving Tenants by the Entirety.