WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150002515 DEEDWARR
Recvd: 01/12/15 10:49 2 pgs
Fees:13.00 Taxes:1171.79
20150112-0002995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MORGAN O'NEILL STATE OF TENNEESSEE NOTARY PUBLIC WILSON COUNTY

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
Thomas Stamps	Franklin American Mortgage Company	
(NAME) 5602 A Kentucky Ave.	(NAME) 501 Corporate Centre Dr., Ste. 400	09106036900
(ADDRESS) Nashville, TN 37209	(ADDRESS) Franklin, TN 37067	
(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 **THOMAS STAMPS, 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:

Land in Davidson County, Tennessee, being Lot No. 1505 of Block 200, MAP SHOWING EXTENSION OF PLAN NO. 1, WEST NASHVILLE TO THE MORROW ROAD, as shown on plat of record in Plat Book 57, Page 173, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed by Warranty Deed from Judy Kaye Grantham, married to Gala, LLC, a Tennessee limited liability company as recorded on the 15th day of May, 2014 in Instrument No. 20140515-0041699 and Quitclaim Deed from Kevin D. Montgomery, Trustee to Gala, LLC as recorded on the 16th day of July, 2014 in Instrument No. 20140716-0063038, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 57, Page(s) 173, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5602 A Kentucky 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.

Witness my hand this 9th day of January, 2015.

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 9th day of January, 2015.

Commission expires: 11/3/15

_____

Notary Public

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