Davidson County DEEDWARR
Recvd: 01/29/15 12:05 4 pgs
Fees:23.00 Taxes:1213.60
20150129-0008544

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF JANUARY, 2015. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

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
Joshua Roberts	Bank of Tennessee	
(NAME)	(NAME)	
5604 Kentucky Ave.	301 East Center Street	09106030000
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Kingsport, TN 37660	
(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 **JOSHUA ROBERTS AND MARY KATHERINE ROBERTS, HUSBAND AND WIFE,** 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:

Being Lot No. 1509 and the easterly 7 feet of Lot No. 1511 of Block 200 on the Plan of West Nashville, No. 1, as of record in Book 57, page 173, Register's Office for said County and described according to a survey by Norris H. Hickerson, Surveyor, June 30, 1953, as follows:

Beginning as a stake in the northerly margin of Kentucky Avenue, said stake being located South 85 degrees west 110 feet from the westerly margin of 56th Avenue North; thence with the northerly margin of Kentucky Avenue, South 85 degrees east 32 feet to an iron pin; thence North 5 degrees west 150 feet to the southerly margin of an alley; thence with the southerly margin of said alley westerly 32 feet to the original lot corners of Lot Nos. 1507 and 1509, thence with the common lot lines of Lots No. 1507 and 1509, southerly 150 feet to the point of the beginning.

Being the same property conveyed by Warranty Deed from Annie Julane Brown, unmarried to Gala, LLC, a Tennessee limited liability company as recorded on the 15th day of May, 2014 in Instrument No. 20140515-0041696, 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 5604 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 28 day of January, 2015.

Gala, LLC

By: _____
Ed Gaw, Member Manager

_____

By: _____
Doug Lackey, Member Manager

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee this 28 day of January, 2015.

Commission expires:

_____
Notary Public

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

Exhibit "A"

Being Lot No. 1509 and the easterly 7 feet of Lot No. 1511 of Block 200 on the Plan of West Nashville, No. 1, as of record in Book 57, page 173, Register's Office for said County and described according to a survey by Norris H. Hickerson, Surveyor, June 30, 1953, as follows:

Beginning as a stake in the northerly margin of Kentucky Avenue, said stake being located South 85 degrees west 110 feet from the westerly margin of 56th Avenue North; thence with the northerly margin of Kentucky Avenue, South 85 degrees east 32 feet to an iron pin; thence North 5 degrees west 150 feet to the southerly margin of an alley; thence with the southerly margin of said alley westerly 32 feet to the original lot corners of Lot Nos. 1507 and 1509, thence with the common lot lines of Lots No. 1507 and 1509, southerly 150 feet to the point of the beginning.

Being the same property conveyed to John Henry Brown, Sr. and wife, Annie Julane Brown, by deed dated July 8, 2000 from Clifford P. Taylor, unmarried, of record in Instrument No. 20000719-0071231, Register's Office for Davidson County, Tennessee. John Henry Brown, Sr. having since died vesting title solely in Annie Julane Brown as sole surviving tenant by the entirety.

And being the same property conveyed to Gala, LLC, a Tennessee Limited Liability Company by deed dated May 13, 2014, from Annie Julane Brown, unmarried, of record in Instrument No. 20140515-0041696, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ELIZABETH J. SMITH, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

