WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150011350 DEEDWARR
Recvd: 02/13/15 10:28 2 pgs
Fees:13.00 Taxes:1202.13
20150213-0013370

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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 Beaupre and Jessica Miller	Everbank	
(NAME)	(NAME)	
5301 A Louisiana Ave.	301 W. Bay St.	091-07-0-389.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Jacksonville, FL 32202	
(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 BEAUPRE AND JESSICA MILLER, 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:

Land in Davidson County, Tennessee, being Lot No. 1202, Block 20, on Plan No. 2 West Nashville, of record in Book 57, Page 172, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Quitclaim Deed from Kevin D. Montgomery, Trustee to Gala, LLC as recorded on the 8th day of August, 2014 in Instrument No. 20140808-0071485; Affidavit as recorded on the 9th day of September, 2014 in Instrument No. 20140909-0082457; part of Warranty Deed from Terry E. Ferguson, Sr. and wife, Connie E. Ferguson to Gala, LLC, a Tennessee limited liability company as recorded on the 13th day of May, 2014 in Instrument No. 20140513-0040939 and part of Special Warranty Deed from Household Financial Center, Inc. to Terry E. Ferguson, Sr. and wife, Connie E. Ferguson as recorded on the 20th day of August, 2001 in Instrument No. 20010820-0089407, 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 Book 67, page 172, said Register's Office.

This is unimproved / improved X property, known as 5301 A Louisiana 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 10th day of February, 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 Manger, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member Manger.

Witness my hand and official seal at Nashville, Tennessee this 10th day of February, 2015.

Commission expires:

_____
Notary Public

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