WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/11/15 15:00 2 pgs
Fees:13.00 Taxes:1202.13
20150311-0020972

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 10th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN
My Comm. Expires July 7, 2015

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily M. Canady and Robert Z. Smeykal	Heritage Bank of the South	
(NAME)	(NAME)	
5301 B Louisiana Ave.	3333 Peachtree Rd, Ste M-10, So. Tower	09107038900
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Atlanta, GA 30326	
(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 **ROBERT Z. SMEYKAL, UNMARRIED AND EMILY M. CANADY, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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. 1204, 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.

Plat Book 57, page 172 was erroneously referred to as Plat Book 67, page 172 in previous Deed of record in Instrument No. 20140808-0071485, said register's Office.

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) 172, said Register's Office.

This is improved X property, known as 5301 B Louisiana Ave., Nashville, TN 37209
unimproved
(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 March, 2015.

GALA, LLC

BY: _____

DOUG LACKEY, ~~MEMBER MANAGER~~

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Doug Lackey, 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 10th day of March, 2015.

Commission expires:

_____
Notary Public

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

CERTIFICATION

I do hereby make oath that I am 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.

_____

STATE OF TENNESSEE
COUNTY OF Davidson

On this 10th day of March, 20 15, personally appeared before me, a notary public for this county and state, Jamie Vess, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN

My Comm. Expires
July 7, 2015