WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 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
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Matala	SUNTRUST MORTGAGE, INC. 1001 SEMMES AVENUE RICHMOND, VA 23224	
(NAME) 5507 A New York Ave.		09102060500
(ADDRESS) Nashville, TN 37209		
(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, **G & G PROPERTIES II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS C. MATALA AND MELISSA WILSON, 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 1414, PLAN NO 2 OF WEST NASHVILLE, as shown on plat of record on Plat Book 57, Page 172, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed from Kevin D. Montgomery, Trustee by Quitclaim Deed to Gala, LLC, recorded on the 21st day of October, 2014 in Instrument No. 20141021-0096900, in the Register's Office of Davidson County, Tennessee; further by Quitclaim Deed from GALA, LLC, a Tennessee limited liability company to G & G Properties II, LLC, a Tennessee limited liability company of record in Instrument No. 20150317-0022658 and Deed of Correction of record in Instrument No. 20150320-0024044, 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.

unimproved
This is improved X property, known as 5507 A New York 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.

BILL GARRETT, Davidson County
Trans:T20150024351 DEEDWARR
Recvd: 04/02/15 11:50 2 pgs
Fees:13.00 Taxes:1220.63
20150402-0028770

Witness my hand this 31 day of March, 2015.

G & G PROPERTIES II, LLC

BY: _____

L. EDWARD GAW, JR., MANAGER

BY: _____

GREG GOLDEN, MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared L. Edward Gaw, Jr. and Greg Golden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Managers of G & G Properties II, LLC the within named bargainor, a limited liability company and that they as such Managers, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managers.

Witness my hand and official seal at Nashville, Tennessee this 31 day of March, 2015.

Commission expires:

_____
Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017