WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Kyle Lee Brougham	Pinnacle Bank	
(NAME)	(NAME)	
6018 A Pennsylvania Ave.	150 3rd Ave. South, Ste. 900	091020O000100CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37201	
(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 **KYLE LEE BROUGHAM,** 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:

BILL GARRETT, Davidson County
Trans:T20150043448 DEEDWARR
Recvd: 06/03/15 11:17 3 pgs
Fees:18.00 Taxes:1258.00
20150603-0051746

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 161, Page(s) 75, said Register's Office; and (c) restrictive covenants of record in Instrument No. 20141016-0095804 , said Register's Office; (d) Charter recorded at Instrument No. 20141016-0095803, said Register's Office.

unimproved
This is improved x property, known as 6018 A Pennsylvania 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 1 day of June, 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 themselvesf to be Member-Managers 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 1 DAY OF June, 2015.

Commission expires:

_____

Notary Public

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

Exhibit "A"

Land in Davidson County, Tennessee, being Unit A of 6018 Pennsylvania Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 6018 Pennsylvania Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20141016-0095804, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 6018 Pennsylvania Cottages, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20141016-0095804, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Gala, LLC, a Tennessee limited liability company by Special Warranty Deed from 949 Main, LLC, a Tennessee limited liability company dated August 26, 2014 of record in Instrument No. 20140827-0078301, said Register's Office.

Being part of the same property conveyed to 949 Main, LLC, a Tennessee limited liability company by Warranty Deed from Herman E. Fulton, unmarried, dated February 20, 2014, recorded February 21, 2014, of record in Instrument No. 20140221-0014968, Register's Office for Davidson County, Tennessee, and further being part of the same property conveyed to Herman E. Fulton and wife, Carol Dean Fulton by Warranty Deed from Kelly Crabtree, Lawrence A. Smith and Herman E. Fulton, Trustees of Friendship Pentecostal Church, dated August 13, 1978, recorded August 16, 1978, in Book 5325, Page 843, Register's Office for Davidson County, Tennessee. The said Carol Dean Fulton having since died on April 16, 2012, property vesting in Herman E. Fulton as sole surviving tenant by the entirety.

Being part of the same property conveyed to Gala, LLC., a Tennessee limited liability company by Special Warranty Deed from 949 Main, LLC., a Tennessee Corporation, recorded on the 27th day of August, 2014 in Instrument No. 20140827-0078301, in the Register's Office of Davidson County, Tennessee.