BILL GARRETT, Davidson County
Trans:T20150052483 DEEDWARR
Recvd: 06/30/15 11:49 2 pgs
Fees:13.00 Taxes:1339.40
20150630-0062996

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: November 5, 2018

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GALA LLC	**SAME**	**131-03-0-014.00**
(NAME)	(NAME)	
P.O. Box 3051		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JAMES RICHARD STELLING, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GALA LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being part of Lots Nos. 5 and 6 on the Plan of the subdivision of Phoebe Nicholson Heirs' property, as of record in Minute Book "J", page 293, of the Chancery Court for said county, and part of Lot No. 65 on the Plan of George W. Blairs' Revised Subdivision of Belmont Park Place, as of record in Book 421, page 118 and 119, Register's Office for said County, being Lot No. 10 in George T. Hicks unrecorded Subdivision and described according to a survey made by Clyde D. Anderson, Surveyor, September 1, 1952, as follows:

Beginning on the northerly margin of Warfield Drive at the corner of Lot Nos. 9 and 10 being 134 feet west of the southwest corner of the property conveyed to Edward Michael Norton and wife, by deed from George T. Hicks and wife, of record in Book 2099, page 361, and re-recorded in Book 2102, page 467, said Register's Office; thence with the line between Lot Nos. 9 and 10 northwardly 215 feet; thence westwardly 67 feet to the corner of Lot Nos. 10 and 11, thence with the line between said two lots southwardly 215 feet to the northerly margin of Warfield Drive; thence with the said Drive eastwardly 67 feet to the beginning.

Being the same property conveyed by Quitclaim Deed from Frank E. Lee, Trustee, to Gladys P. Register, unmarried, as recorded on the 8th day of October, 1993 in Deed Book 9110, Page 173; Warranty Deed from John H. Aeschliman and wife, Ava A. Aeschliman to Gladys P. Stelling, a widow, for her sole and separate use, as recorded on the 16th day of September, 1957 in Deed Book 2697, Page 119, said Register's Office. Gladys P. Register a/k/a Gladys Louise Plexico Register has since died. James Richard Stelling is the devisee under the Will of Gladys P. Register probated of record under Docket No. 14P1965, Probate Court Clerk's Office for *Davidson County, Tennessee.*

This conveyance is subject to matters shown on the Plan of record in Book 421, pages 118 and 119, and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR****

Unimproved ( )
This is improved(X) property, known as **1810 WARFIELD DRIVE, NASHVILLE, TN 37215**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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 26 day of June, 2015.

JAMES RICHARD STELLING

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **James Richard Stelling**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26 day of June, 2015.

My Commission Expires: **November 5, 2018**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON