WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 12-6-16
(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
Edgardo Padilla and Danielle Stolt	New Owner	
(NAME)	(NAME)	161070A00100CO
5115 Hilson Road, Unit A		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (Z	

Davidson County DEEDWARR
Recvd: 07/08/15 10:34 3 pgs
Fees:18.00 Taxes:1270.95
20150708-0066108

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 EDGARDO PADILLA, AN UNMARRIED MAN AND DANIELLE STOLT, AN UNMARRIED WOMAN, 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 Unit A of 5115 HILSON 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 5115 HILSON COTTAGES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140730-0067959, 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 5115 HILSON 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. 20140730-0067959, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed by Warranty Deed from Robert B. Kellogg, Jr. and wife, Connie R. Kellogg to Gala, LLC, a Tennessee limited liability company as recorded on the 22nd day of July, 2014 in Instrument No. 20140722-0065072 and being a portion of Warranty Deed from Patricia B. Underwood, Individually and as Executrix of the Estate of Sue Carroll Beene Vaughn, as to an undivided 1/2 interest, Herschel S. Vaughn as to an undivided 1/4 interest and Kirk Vandivort, Guardian for the estate of Courtney Mai Vaughn as to an undivided 1/4 interest to Robert B. Kellogg, Jr., and wife, Connie R. Kellogg as recorded on the 15th day of February, 2006 in Instrument No. 20060215-0018122, 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 Plat Book 3300, Page 17 and "Exhibit "B" of Instrument No. 2014-0730-0067959, said Register's Office; (c) restrictive covenants of record in Instrument No. 20140730-0067959, said Register's Office; (d) Terms and provisions of Bylaws recorded in "Exhibit "C" of Instrument No. 20140730-0067959; and (e) Charter of 5115 Hilson Cottages Corporation, a Townhouse Corporation recorded at Instrument No. 20140911-0083307, said Register's Office.

unimproved
This is improved x property, known as 5115 Hilson Road, Unit A, Nashville, TN 37211
(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 7th day of July, 2015.

GALA, LLC.

BY: DOUG LACKEY, MEMBER-MANAGER

BY: ED GAW, MEMBER-MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Doug lackey and Ed Gaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves 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 7th day of July, 2015.

Commission expires:

Notary Public

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

True Copy Certification

I, Charles A. Sullivant, Jr., do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

