Davidson County DEEDWARR
Recvd: 08/06/15 15:18 3 pgs
Fees:18.00 Taxes:1280.20
20150806-0078598

#32566

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF August, 2015. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 6, 2017

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
Phillip Noonan and Mary Louise Noonan	Movement Mortgage, LLC	
(NAME)	(NAME)	
6020 Pennsylvania Ave	841 Seahawk Circle	091020T00100CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Virginia Beach, VA 23452	
(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 **PHILLIP NOONAN AND MARY LOUISE NOONAN, 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 Unit A of 6020 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 6020 Pennsylvania Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No.20141016-0095800, 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 6020 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. 20141016-0095800, 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 Special Warranty Deed from 949 Main, LLC., a Tennessee limited liability company to Gala, LLC., a Tennessee limited liability company as recorded on the 27th day of August, 2014 in Instrument No. 20140827-0078304; being a portion of Warranty Deed from Herman Eugene Fulton, unmarried to 949 Main, LLC, a Tennessee Limited Liability as recorded on the 21st day of February, 2014 in Instrument No. 20140221-0014970 and being a portion of Warranty Deed from Harold F. Bugg to Herman Eugene Fulton and wife, Carol Dean Fulton as recorded on the 21st day of December, 1979 in Deed Book 5546, Page 785, 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 161, Page(s) 75 and Exhibit "B" recorded at Instrument No. 20141016-0095800, said Register's Office; (c) restrictive covenants of record in Instrument No. 20141016-0095800, said Register's Office; and (d) Charter of 6020 Pennsylvania Cottages Corporation recorded at Instrument No. 20141016-0095799, said Register's Office.

unimproved
This is improved x property, known as 6020 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 5th day of August, 2015.

GALA, LLC

BY: _____

ED GAW, MEMBER-MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Ed Gaw, 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 5th day of August, 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, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

