QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150074933 DEEDQC
Recvd: 09/02/15 13:39 2 pgs
Fees:12.00 Taxes:0.00
20150902-0089479

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TRACY WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-10-2019

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
Kevin D. Montgomery and Jason Baxter	New Owner	13201300B 001.00
(NAME)	Nashville	13201300B 002.00
4301 Hillsboro Pike, Suite 300		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **GALA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, DOES HEREBY TRANSFER, CONVEY AND QUIT CLAIM UNTO **JASON BAXTER** AND **KEVIN D. MONTGOMERY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF GRANTORS' INTEREST IN CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON ROD (NEW) AT THE CENTER OF KIRKMAN LANE IN THE WESTERLY MARGIN OF LEALAND LANE; THENCE WITH THE CENTER OF SAID KIRKMAN LANE N 81°41'59" W 444.10 FEET TO AN IRON PIPE (OLD) IN THE WESTERLY LINE OF THE CAROL E. VARNADO LAND (INSTRUMENT# 20120529-0046258 R.O.D.C., TN); THENCE WITH SAID VARNADO N 07°50'42" E, PASSING THE NORTHERLY MARGIN OF SAID KIRKMAN LANE AT 15 FEET FOR A TOTAL DISTANCE OF 159.37 FEET TO AN IRON ROD (NEW) AT THE SOUTHWEST CORNER OF THE COMMON AREA OF THE 1011 BATTERY LANE HOMES (INSTRUMENT# 20140520-0043290 R.O.D.C., TN); THENCE WITH THE SOUTHERLY LINE OF SAID 1011 BATTERY LANE HOMES AND THE SOUTHERLY LINE OF LEALAND GARDENS ONE CONDOMINIUM (INSTRUMENT# 20140528-0045496 R.O.D.C., TN) S 81°43'54" E 439.22 FEET TO AN IRON ROD (NEW) ON THE WESTERLY MARGIN OF SAID LEALAND LANE; THENCE WITH SAID WESTERLY MARGIN S 06°05'34" W , PASSING SAID NORTHERLY MARGIN OF KIRKMAN LANE AT 144.72 FEET FOR A TOTAL DISTANCE OF 159.73 FEET TO THE POINT OF BEGINNING THE DESCIBED LAND CONTAINING 1.62 ACRES MORE OR LESS ACCORDING TO A BOUNDARY SURVEY DATED 8-12-2015 PREPARED BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. 2918 BERRY HILL DRIVE, NASHVILLE, TN 37204, JOHN HOOD TN R.L.S. #1838

Being a portion of the same property conveyed to Gala, LLC, Kevin D. Montgomery and Jason Baxter by Warranty Deed from D & W Properties, GP, of record in Instrument No. 20150902-0089477, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record that may affect the property.

This is unimproved _ / improved x property, known as 4609 and 4611 Lealand Lane, Nashville, TN 37220

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hand this the 31st day of August, 2015.

GALA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: L. EDWARD GAW, JR., MANAGER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, L. Edward Gaw, Jr. with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Manager of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of August, 2015.

Notary Public

My Commission Expires: _____

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires SEPT. 18, 2017