Return to:

Battleground Title & Escrow, LLC
245 Noah Drive
Franklin, Tennessee 37064

BILL GARRETT, Davidson County
Trans:T20150084463 DEEDWARR
Recvd: 10/05/15 10:30 2 pgs
Fees:13.00 Taxes:1350.50

20151005-0100959

WARRANTY DEED

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF SEPTEMBER, 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
Blueprint Properties, LLC	same	
(NAME)	(NAME)	161-070-A 002.00 CO
5115 A Hilson		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 **BLUEPRINT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 B 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. 20140730-0067959, said Register's Office; (c) Restrictive Covenants of record in Instrument No. 20140730-0067959, said Register's Office; (d) Terms and provisions of Bylaws in Exhibit "C" of Instrument No. 20140730-0067959, said Register's Office; and (e) Charter of 5115 Hilson Cottages Corporation, a Townhouse Corporation recorded at Instrument No. 20140911-0083307, said Register's Office.

This is improved x property, known as 5115 A Hilson, Nashville, TN 37211
(unimproved)
(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 24 day of September, 2015.

GALA, LLC

BY: _____

DOUG LACKEY, MEMBER-MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Doug Lackey, 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 24 day of September, 2015.

Commission expires:

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

_____
Notary Public