BOX 10-A

(2)

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

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160051724 DEEDWARR
Recvd: 06/17/16 14:51 2 pgs
Fees:13.00 Taxes:3329.63

20160617-0061919

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $899,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF June, 2016.

Notary Public

MY COMMISSION EXPIRES: Expires November 5, 2019

(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
Clinton C. Cromwell and Lourdes L. Cromwell	SAME	
(NAME) 2021-A Galbraith Drive	(NAME)	PART OF MAP 131-2
(ADDRESS) Nashville, TN 37215	(ADDRESS)	PARCEL 165
(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, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLINTON C. CROMWELL AND LOURDES L. CROMWELL, 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 2021 GALBRAITH 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 2021 GALBRAITH COTTAGES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140827-0078001, as amended in Instrument Nos. 20141217-0115384, 20150108-0002311 and 20160617-0061918, 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 2021 GALBRAITH 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. Instrument No. Instrument No. 20140827-0078001, as amended in Instrument Nos. 20141217-0115384, 20150108-0002311 and 20160617-0061918, 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 to Gala, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Douglas E. Betty and wife, Laura R. Betty, dated the 2nd day of December, 2013 in Instrument No. 20131204-0123493, Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 real property taxes; Plan of record in Book 843, page 66; Restrictive Covenants of record in Instrument No. 20140827-0078001, as amended in Instrument Nos. 20141217-0115384 and 20150108-0002311, said Register's Office.

unimproved
This is improved x property, known as 2021-A Galbraith Drive, Nashville, TN 37215

(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 15 day of June, 2016

GALA, LLC

BY: _____

ED GAW, MEMBER-MANAGER

BY: _____

DOUG LACKEY, MEMBER-MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Ed Gaw and Doug Lackey, with whom I am personally acquainted 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 15 day of June, 2016.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires MAR 7, 2017

_____
Notary Public