WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160058747 DEEDWARR
Recvd: 07/11/16 10:30 3 pgs
Fees:18.00 Taxes:1725.48
20160711-0070532

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $466,345.00.

Affiant

Subscribed and sworn to before me, this the 8th day of July, 2016.

Notary Public

My commission expires: (AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN Commission Expires May 8, 2018

THIS INSTRUMENT WAS PREPARED BY
Nancy King Crawford, Attorney
1929 21st Avenue South , Nashville, TN 37212

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel ID Number:
GALA, LLC	P.O. Box 3051	13101008100
P.O. Box 3051 Brentwood, TN 37024	Brentwood, TN 37024	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kay Dayton, D. Keith Taylor, Harold W. Taylor, Jr. and R. Glenn Taylor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GALA, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Being Lot No. 22 on the plan of Birdhaven, as of record in Book 1130, page 30, Register's Office for said County.

Said Lot No. 22 fronts 75 feet on the easterly side of Oriole Place and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Harold W. Taylor and wife, Lois H. Taylor, by Warranty Deed from Felix C. Ray, Sr. and wife, Grace Brewer Ray, and Felix C. Ray, Jr. of record in Book 1815, page 241, Register's Office for Davidson County, Tennessee. The said Harold W. Taylor having since died leaving Lois H. Taylor as sole owner by tenancy by the entirety. The said Lois H. Taylor having since died intestate in 2015 leaving said property to her heirs at law. For further reference see Affidavit of Heirship of record in Instrument No.: 20160620-0062467, R.O.D.C., TN which names her four children, all living.

BOX 10-A

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

This conveyance is subject to:

1) **2016 real property taxes and subsequent years; 2016 taxes to be prorated with the Buyer responsible for the amount of taxes from date of closing through 12/31/16.**

2) **All matters affecting said premises as appearing on the Plan of record in Book 1130, page 30, Register's Office for Davidson County, Tennessee.**

3) **A Sewer Easement to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3893, page 174, Register's Office for Davidson County, Tennessee.**

4) **Restrictive covenants of record in Book 1165, page 562, Register's Office for Davidson County, Tennessee.**

5) **Subject to certain regulations of the Civilian Production Administration of record in Book 1416, page 639, Register's Office for Davidson County, Tennessee.**

6) **Any and all other restrictions, conditions, and easements of record.**

This is improved property, known as: **4110 Oriole Place, Nashville, TN 37215**

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, its successors 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, its successors 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/our hand(s) this 8th day of **July, 2016.**

Kay Dayton
Kay Dayton

D. Keith Taylor
D. Keith Taylor

R. Glenn Taylor
R. Glenn Taylor

Harold W. Taylor, Jr. by R. Glenn Taylor, AIF
Harold W. Taylor, Jr. by R. Glenn Taylor, AIF
of record Instrument#:20160621-0063061, RODC, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kay Dayton, D. Keith Taylor and R. Glenn Taylor,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of **July, 2016.**

NANCY KING CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: MY COMMISSION EXPIRES FEBRUARY 26, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **R. Glenn Taylor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact of the maker, Harold W. Taylor, Jr.,** and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of **July, 2016.**

Notary Public

My Commission Expires: MY COMMISSION EXPIRES FEBRUARY 26, 2018

NANCY KING CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY