WARRANTY DEED

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $849,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF August, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/25/18
(AFFIX SEAL)

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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
James C. Coopersmith and Lucia R. Coopersmith		
(NAME) 2021 B Galbraith Dr.	(NAME) New Owner	13102016500/(PARENT PARCEL)
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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 **JAMES C. COOPERSMITH AND LUCIA R. COOPERSMITH, 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:

BILL GARRETT, Davidson County
Trans:T20160070503 DEEDWARR
Recvd: 08/15/16 10:46 3 pgs
Fees:18.00 Taxes:3144.63
20160815-0084676

See Attached Exhibit "A"

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 843, Page(s) 66 and Instrument No. 20140827-0078001, as amended in Instrument Nos. 20141217-0115384 and 20150108-0002311 and as Amended in Instrument No. 20160617-0061918, said Register's Office; restrictive covenants of record in Instrument No. 20140827-0078001, as amended in Instrument Nos. 20141217-0115384 and 20150108-0002311 and as Amended in Instrument No. 20160617-0061918, said Register's Office; Bylaws of record Instrument No. 20140827-0078001, said Register's Office; Charter of record in Instrument No. 20140827-0078000, said Register's Office; and Easement of record in Book 1416, Page 125, said Register's Office.

unimproved
This is improved x property, known as 2021 B Galbraith Dr., 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 12 day of August, 2016

GALA, LLC

BY: _____

ED GAW, MEMBER-MANAGER

_____

DOUG LACKEY, MEMBER-MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Doug Lackey and Ed Gaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) 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 12 day of August, 2016.

Commission expires:

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

_____
Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B 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 and 20150108-0002311 and as Amended in Instrument No. 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. 20140827-0078001, as amended in Instrument Nos. 20141217-0115384 and 20150108-0002311 and as Amended in Instrument No. 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, recorded on the 4th day of December, 2013 in Instrument No. 20131204-0123493, in the Register's Office of Davidson County, Tennessee.