WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160083824 DEEDWARR
Recvd: 09/23/16 14:24 2 pgs
Fees: 13.00 Taxes: 2094.20
20160923-0100636

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $566,000.00.

Affiant

Subscribed and sworn to me on September 22nd, 2016.

NOTARY PUBLIC

My Commission Expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires September 18, 2017

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
GALA, LLC 1917 Castleman Drive Nashville, TN 37215	P. O. Box 3051 Brentwood, TN 37024	131-07-0-022.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, Kenneth W. Tucker and Martha M. Tucker, Heirs at law of Charles Tucker, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto GALA, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being part of Lot Nos. 69 and 70 on the Plan of Geo. W. Blair's Revised Subdivision of Belmont Park Place, of record in Book 421, Pages 118 and 119, Register's Office Davidson County, Tennessee and described according to a survey thereof made February 2, 1935 by L. J. Wilkinson, surveyor, as follows:

Beginning at a point at the intersection of the center line of Lone Oak Road and Castleman Drive, said point being 22 feet North of the Northeast corner of Lot No. 70 on said plan; thence with the center line of said Castleman Drive, North 87 degrees West 200 feet to a point in the center of same; thence leaving said road and running South 3 degrees West crossing the common line of Lots 69 and 70 at approximately 22 feet in all 165.5 feet to a stake; thence 87 degrees East 327.7 feet to a point in the center of Lone Oak Road; thence with the center of said road 34 degrees 46 minutes West 209.6 feet to the point of beginning.

Being the same property conveyed by Warranty Deed and Irrevocable Durable Power of Attorney from Jack L. Brimm, Jr. and wife, Cary M. Brimm to Charles Tucker, unmarried, as recorded on the 1st day of October, 1997 in Deed Book 10629, Page 825; Probate Docket #16P1210 and Affidavit of Heirship recorded in Instrument No. 20160906-0093382, in the Register's Office of Davidson County, Tennessee. The said Charles Tucker died intestate on June 13, 2016. Kenneth W. Tucker and Martha M. Tucker are the sole heirs at law of Charles Tucker. See Affidavits of Heirship, of record in Instrument No. 20160923-0100634 and Instrument No. 20160923-0100635, Register's Office of Davidson County, Tennessee.

This is improved property known as 1917 Castleman Drive, Nashville, TN 37215.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever

defend the title to the said land to the said GRANTEE, 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 our hands on September 22nd, 2016.

Heirs at law of Charles Tucker

Kenneth W. Tucker

Kenneth W. Tucker

Martha M. Tucker

Martha M. Tucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On September 22, 2016, before me personally appeared Kenneth W. Tucker and Martha M. Tucker to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 22nd of September, 2016.

Brenda Zitzman

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY