WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00

Paul D. Fullerton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF September, 2016.

Jennifer A Hoffman
Notary Public

MY COMMISSION EXPIRES: 6/18/19
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20160084383 DEEDWARR
Recvd: 09/26/16 12:43 2 pgs
Fees: 13.00 Taxes: 2349.50
20160926-0101280

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES JUNE 18, 2019

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
Paul D. Fullerton	F+M Bank	
(NAME)	(NAME)	
1810 B Warfield Drive	50 Franklin St.	131-031-S-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Clarksville, TN 37040	
(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 **PAUL D. FULLERTON, AN UNMARRIED MAN AND SARAH METTER, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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 1810 WARFIELD 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 1810 WARFIELD COTTAGES, a Horizontal Property Regime with Private Elements, of record as Instrument No. Instrument No. 20150630-0062998 and as Amended in Instrument No. 20150708-0066222 and Instrument No. 20160926-0101279, 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 1810 WARFIELD 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 Nos. 20150630-0062998 and as Amended in Instrument No. 20150708-0066222 and Instrument No. 20160926-0101279, 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 James Richard Stelling, married to GALA LLC, a Tennessee Limited Liability Company, as recorded on the 30th day of June, 2015 in Instrument No. 20150630-0062996, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; All matters appearing on the plan of record in Minute Book J, Page 293 (Chancery Court), Book 421, Page 118-119 and Instrument Nos. 20150630-0062998 and 20150708-0066222, said Register's Office; Restrictive Covenants of record in Instrument No. 20150630-0062998 and as Amended in Instrument No. 20150708-0066222 and Instrument No. 20160926-0101279, said Register's Office; Bylaws recorded in Instrument No. 20150630-0062998 and as Amended in Instrument No. 20150708-0066222 and Instrument No. 20160926-0101279, said Register's Office; and Charter of record in Instrument No. 20150713-0067671, said Register's Office.

unimproved
This is improved x property, known as 1810 B Warfield 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 22 day of September, 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 22 day of September, 2016.

Commission expires:

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

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Notary Public