WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170011862 DEEDWARR
Recvd: 02/09/17 08:37 2 pgs
Fees:13.00 Taxes:1533.65

20170209-0013500

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $414,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF January, 2017.

Notary Public

MY COMMISSION EXPIRES:

(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
Mark Titus Waldo	new owner	
(NAME) 1515 A Hayden Drive	(NAME)	072160400100CO
(ADDRESS) Nashville, TN 37216	(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, **GOGALA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK TITUS WALDO, A SINGLE MAN**, 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 1 of 1515 Hayden Drive 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 1515 Hayden Drive Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 201601150004486, 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 1515 Hayden Drive 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. 201601150004486, 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 part of the same property conveyed by Warranty Deed from Samuel A. Bush and Erica L. Bush, fka Erica L. Stein, husband and wife to Gogala, LLC, a Tennessee limited liability company, as recorded on the 4th day of November, 2015 in Instrument No. 20151104-0112436 and part of Warranty Deed from David L. McGinnis, unmarried to Samuel A. Bush and Erica L. Stein, joint tenants with rights of survivorship, as recorded on the 3rd day of November, 2006 in Instrument No. 20061103-0137186, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2017 Real Property taxes; All matters appearing on the plan of record in Plat Book 1424, Page 79, said Register's Office; and Restrictive Covenants of record in Book 1680, Page 81, and Instrument 20160115-0004486, said Register's Office.

unimproved
This is improved x property, known as 1515 A Hayden Drive, Nashville, TN 37216

(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 27 day of January, 2017

GOGALA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

L. EDWARD GAW, JR., MANAGING MEMBER

BY: _____

GREG GOLDEN, MANAGING MEMBER

BY: _____

DOUG K. LACKEY, MANAGING MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, L. Edward Gaw, Jr., Doug K. Lackey and Greg Golden with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are Managing Members of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee this 27 day of January, 2017.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires November 5, 2019