WARRANTY DEED

Karen Johnson Davidson County
Batch# 239481 DEEDWARR
06/05/2019 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20190605-0053938

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF May, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. SHAYNE ADAIR
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
Raymond Dale Bay and Margaret Leslie Bay	One West Bank, adv. of CIT Bank	
(NAME) 1919 Castleman Drive	(NAME) 75 N. Fair Oaks Avenue	131 07 1C 002.00
(ADDRESS) Nashville, TN 37215	(ADDRESS) Pasadena, CA 91103	
(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, **GALA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAYMOND DALE BAY AND MARGARET LESLIE BAY, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2 of 1917 & 1919 Castleman Drive Cottages, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1917 & 1919 Castleman Drive Cottages, a Horizontal Property Regime, of record in Instrument Number 20161202-0127020, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to GALA, LLC, a Tennessee limited liability company by Warranty Deed from Kenneth W. Tucker and Martha M. Tucker, Heirs at law of Charles Tucker, recorded on the 23rd day of September, 2016 in Instrument No. 20160923-0100636, in the Register's Office of Davidson County, Tennessee..

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1919 Castleman 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 13 day of May, 2019

GALA, LLC

BY: _____

ED GAW, MEMBER MANAGER

BY: _____

DOUG LACKEY, MEMBER MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Ed Gaw and Doug Lackey, 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 this 13 day of May, 2019.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

_____
Notary Public

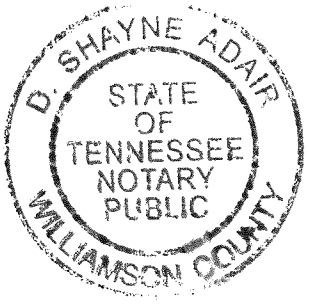
True Copy Certification

I, Kimbra Spann, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimbra Spann

State of Tennessee
County of Davidson

Personally appeared before me, D. Shayne Adair, a notary public for this county and state, Kimbra Spann, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



D. Shayne Adair