WARRANTY DEED

Karen Johnson Davidson County
Batch# 808055 DEEDWARR
02/18/2022 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $9,593.88
20220218-0018905

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,592,940.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF January, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Huntington Mgmt, LLC	same as owner	161 06 0 274.00, 161 06 0 275.00
(NAME) 8011 Brooks Chapel Rd. Suite 2449	(NAME) 8011 Brooks Chapel Rd. Suite 2449	161 06 0 267.00, 161 06 0 273.00, 161 06 0 268.00
(ADDRESS) Brentwood, TN 37024	(ADDRESS) Brentwood, TN 37024	161 06 0 272.00, 161 06 0 269.00 & 161 06 0 270.00
(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 **(I) HUNTINGTON RIDGE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO A SIXTY-NINE AND EIGHT-FIVE ONE-HUNDREDTHS PERCENT (69.85%) UNDIVIDED INTEREST, AS TENANT IN COMMON, (II) 608 EASTBORO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO A TWENTY-TWO AND FIFTEEN ONE-HUNDREDTHS PERCENT (22.15%) UNDIVIDED INTEREST, AS TENANT IN COMMON, (III) MATTHEW B. EADS, TRUSTEE OF THE EHE SUPPLEMENTAL NEEDS TRUST DATED OCTOBER 11, 2017, AS TO A THREE AND EIGHTY-SIX ONE-HUNDREDTHS PERCENT (3.86%) UNDIVIDED INTEREST, AS TENANT IN COMMON, (IV) IRA INNOVATIONS LLC FBO MATTHEW B. EADS IRA, AS TO A THREE AND EIGHTY-SIX ONE-HUNDREDTHS PERCENT (3.86%) UNDIVIDED INTEREST, AS TENANT IN COMMON AND (V) HUNTINGTON MGMT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO A ZERO AND TWENTY-EIGHT ONE-HUNDREDTHS PERCENT (0.28%) UNDIVIDED INTEREST, AS TENANT IN COMMON (COLLECTIVELY, THE "GRANTEES")**, THEIR SUCCESSORS 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 Lot Nos. 16, 17, 18, 19, 21, 22, 23 And 24 on the Plan of Huntington Park, Section 5, of record in Plat Book 4660, page 47, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to GALA LLC, a Tennessee limited liability company by Warranty Deed from HANHAR, LLC, a Tennessee limited liability company of record in Instrument No. 20111230-0102345, in the Register's Office of Davidson County, Tennessee, dated December 30, 2011 and recorded on December 30, 2011.

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

unimproved
This is improved x property, known as 637, 641, 644, 645, 648, 649, 652 & 656 Huntington Ridge Dr, Nashville, TN 37211

(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 21st day of January, 2022.

GALA, LLC

BY: _____

DOUG LACKEY, MEMBER-MANAGER

BY: _____

ED GAW, 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 this 21st day of January, 2022.

Commission expires:

_____

Notary Public

TRUE COPY CERTIFICATION

I, Sarah Ames, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 21, 2022.

Signature
Date: January 21, 2022

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 21st day of January, 2022 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD