WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,500.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF October, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/3/12
(AFFIX SEAL)

ADAM LUSK NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY, TN

G-12P-09-203

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie Dunn	Ronnie Dunn (NAME)	
1203 Paris Avenue #203	P.O. Box 22359 (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37202-2359 (CITY) (STATE) (ZIP)	Part of 118-1-81.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we 12TH & PARIS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RONNIE DUNN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 203, AND 2 PARKING SPACES, PARIS BUILDING, A CONDOMINIUM, AS SHOWN ON EXHIBIT B TO DECLARATION OF PARIS BUILDING, A CONDOMINIUM, OF RECORD IN INSTRUMENT NO. 20091007-0093331, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING PART OF THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM CHARLES JOE AND WIFE, HEE-MEE Y. JOE TO 12TH AND PARIS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 31ST DAY OF JULY, 2008 IN INSTRUMENT NO. 20080731-0078490 AND BEING PART OF THE SAME PROPERTY CONVEYED BY SPECIAL WARRANTY DEED FROM CHARLES JOE AND WIFE, HEE-MEE-Y JOE TO 12TH AND PARIS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 31ST DAY OF JULY, 2008 IN INSTRUMENT NO. 20080731-0078489, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN INSTRUMENT NUMBER 20091006-0093140; 20091007-0093331; 20071007-0093509; 20091008-0093706; 20080811-0082119; 20090108-0002143; 20080811-0082116, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1203 Paris Avenue #203, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20090073678 DEEDWARR
Recvd: 10/29/09 13:26 2 pgs
Fees:13.00 Taxes:997.15
20091029-0099988

Witness my/our hand(s) this 27th day of October, 2009.

12th & Paris, LLC

BY: _____
Aaron White, President/ Director

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of October, 2009, before me personally appeared Aaron White, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President/ Director of 12th & Paris, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such President/ Director executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of October, 2009.

_____
Notary Public

My Commission Expires: 9/3/12

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903