WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2011.

Notary Public

MY COMMISSION EXPIRES July 25, 2012
(AFFIX SEAL)

CAROL L. McARTHUR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires July 25, 2012

G-12TH-11-2901

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PMK, LLC	New Owner (NAME)	
2901 12th Avenue South (ADDRESS)	(ADDRESS)	P/O 118010L00200CO
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 PMK, LLC, 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 2901 12TH AVE., AS SHOWN IN THE DECLARATION OF 12TH AVENUE OWNERS' CONDOMINIUM OF RECORD IN INSTRUMENT NO. 20110324-0022880, AS AMENDED IN INSTRUMENT NO. 20110325-0023142 AND INSTRUMENT NO. 20110328-0023786, AND AS CORRECTED BY SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20110330-0024536, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO 12TH & PARIS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED FROM CHARLES JOE AND WIFE, HEE-MEE-Y JOE, DATED JULY 30, 2008, OF RECORD IN INSTRUMENT NO. 20080731-0078489 AND BY QUITCLAIM DEED FROM CHARLES JOE AND WIFE, HEE-MEE Y JOE, DATED JULY 30, 2008, OF RECORD IN INSTRUMENT NO. 20080731-0078490, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING THOSE LISTED IN INSTRUMENT NO. 20091006-0093140; INSTRUMENT NO. 20110324-0022880 AND AS AMENDED IN INSTRUMENT NO. 20110325-0023142 AND INSTRUMENT NO. 20110328-0023786 AND CORRECTED IN INSTRUMENT NO. 20110330-0024536; INSTRUMENT NO. 20080606-0058474; INSTRUMENT NO. 20091007-0093509; INSTRUMENT NO. 20110325-0023141; INSTRUMENT NO. 20080811-0082119; INSTRUMENT NO. 20090108-0002143; INSTRUMENT NO. 20080811-0082116; INSTRUMENT NO. 20080908-0091479 AND MATTERS SHOWN ON A SURVEY PREPARED BY BARGE, WAGGONER, SUMNER & CANNON, INC., JOHN M. DUFFER, TN RLS NO. 1431, DATED FEBRUARY 22, 2008.

unimproved ( )
This is improved (X) property, known as 2901 12th Avenue South, Nashville, Tennessee 37204
(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:T20110019111 DEEDWARR
Recvd: 04/01/11 12:10 2 pgs
Fees:13.00 Taxes:1480.00
20110401-0025119

Witness my/our hand(s) this 31st day of March, 2011.

12th & Paris, LLC

BY: _____
Hunter Connelly, Secretary

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of March, 2011, before me personally appeared Hunter Connelly, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Secretary of 12th & Paris, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Secretary executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of March, 2011.

_____
Notary Public

My Commission Expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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