WARRANTY DEED

KAZ SELIMSAI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 10, 2012

R-12P-11-1205-208

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF May, 2011.

Notary Public

MY COMMISSION EXPIRES: 05-10-12

(AFFIX SEAL)

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
Carole Sims Tabor	Carole Sims Tabor	
1205 Paris Avenue #208	(NAME) 3510 Janice Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Ruston, LA 71270	PART OF 118-1-L-2.00 C(
(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 CAROLE SIMS TABOR, 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 208, 12TH AVENUE OWNERS CONDOMINIUM, AS SHOWN ON DECLARATION OF RECORD IN INSTRUMENT 20110324-0022880, AMENDED AT INSTRUMENT NOS. 20110325-0023142 AND 20110328-0023786, CORRECTED AT INSTRUMENT NO. 20110330-0024536, 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 & PARIS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 31ST DAY OF JULY, 2008 IN INSTRUMENT NO. 20080731-0078490 AND PART OF SPECIAL WARRANTY DEED FROM CHARLES JOE AND WIFE, HEE-MEE Y. JOE TO 12TH & 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 A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20091006-0093140; INSTRUMENT NUMBER 20110324-0022880; INSTRUMENT NUMBER 20110325-0023142; INSTRUMENT NUMBER 20110328-0023786; INSTRUMENT NUMBER 20110330-0024536; INSTRUMENT NUMBER 20080606-0058474; INSTRUMENT NUMBER 20091007-0093509; INSTRUMENT NUMBER 20110325-0023141; INSTRUMENT NUMBER 20080811-0082119; INSTRUMENT NUMBER 20090108-0002143; INSTRUMENT NUMBER 20080811-0082116; INSTRUMENT NUMBER 20080908-0091479; INSTRUMENT NUMBER 20060425-0047389; INSTRUMENT NUMBER 20110401-0025122; SAID REGISTER'S OFFICE; C) MATTERS SHOWN ON A SURVEY PREPARED BY BARGE WAGGONER SUMNER CANNON, INC., JOHN M. DUFFER, TN RLS NO. 1431, DATED FEBRUARY 22, 2008; AND D) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1205 Paris Avenue #208, 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:T20110027883 DEEDWARR
Recvd: 05/10/11 13:02 2 pgs
Fees:13.00 Taxes:1013.80
20110510-0035885

Witness my/our hand(s) this 3rd day of May, 2011.

12th & Paris, LLC, a Tennessee limited liability company

BY: _____
Aaron White, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 3rd day of May, 2011, 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 Chief Manager of 12th & Paris, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd day of May, 2011.

_____
Notary Public

My Commission Expires: 5-20-14

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

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.