WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110069489 DEEDWARR
Recvd: 11/04/11 08:50 2 pgs
Fees:13.00 Taxes:625.30
20111104-0086061

G-12P-11-105

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF October, 2011.

Notary Public

MY COMMISSION EXPIRES: 7-28-2012
(AFFIX SEAL)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 NUMBER
Barbra Turner Manes	USAA Federal Savings Bank	
2905 12th Avenue South #105	(NAME) P.O. Box 0054	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Palatine, IL 60055-0054	118-1-Q-105.00 CO
(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, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BARBRA MANES AKA BARBRA TURNER MANES, 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 105, 12TH AVENUE RESIDENTIAL CONDOMINIUM, AS SHOWN ON EXHIBIT B TO DECLARATION OF RECORD IN INSTRUMENT NO. 20110324-0022881, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DESCRIBED THEREIN.

INCLUDED WITH THE CONVEYANCE OF UNIT 105 IS ONE (1) PARKING SPACE AS STATED IN EXHIBIT D OF THE DECLARATION RECORDED IN INSTRUMENT NO. 20110324-0022881, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN INSTRUMENT NOS. 20091006-0093140 AND 20110324-0022881; INSTRUMENT NOS. 20091007-0093509 AND 20110325-0023141; INSTRUMENT NO. 20080811-0082119; INSTRUMENT NO. 20090108-0002143; INSTRUMENT NO. 20080811-0082116 AND INSTRUMENT NO. 20080908-0091479, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2905 12th Avenue South #105, 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.

Witness my/our hand(s) this 28th day of October, 2011.

12th & Paris, LLC

By: _____
Hunter Connelly

Its: ~~President~~ Secretary

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of October, 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 ~~President~~* of 12th & Paris, LLC, the within named bargainor, a limited liability company, and that he/she as such ~~President~~* executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of October, 2011.

_____
Notary Public

My Commission Expires: 5/20/14

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

*Secretary

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

Return to:
WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483

2011-1351R