BILL GARRETT, Davidson County
Trans:T20120001524 DEEDWARR
Recvd: 01/06/12 13:55 2 pgs
Fees:13.00 Taxes:621.23
20120106-0001722

WARRANTY DEED

G-12P-11-107

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,900.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this 5th DAY OF January, 2012.

Notary Public

MY COMMISSION EXPIRES: 9-9-2014

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON 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 NUMBERS
Jennifer J. Lee	SWBC MORTGAGE CORP	
2905 12th Avenue South #107 (ADDRESS)	(NAME) 5053 MARYLAND WAY, STE 200 (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	BRENTWOOD, TN 37027 (CITY) (STATE) (ZIP)	118-1-L-3.00 CO

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, we 12TH & PARIS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENNIFER J. LEE, UNMARRIED , 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 107, 12TH AVENUE RESIDENTIAL CONDOMINIUM, AS SHOWN ON DECLARATION OF RECORD IN INSTRUMENT NO. 20110324-0022881, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED 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 COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; RESTRICTIVE COVENANTS OF RECORD IN INSTRUMENT NO. 20091006-0093140 (12TH & PARIS MASTER CONDOMINIUM) AND INSTRUMENT NOS. 20110324-0022881 AND 20110325-0023142 (12TH & PARIS RESIDENTIAL CONDOMINUM); CHARTER OF THE HOA OF RECORD IN INSTRUMENT NO. 20091007-0093509 AND 20091008-0093706; EASEMENTS OF RECORD IN INSTRUMENT NOS. 20080811-0082119 AND 20090108-0002143; INSPECTION AND MAINTENANCE AGREEMENT OF RECORD IN INSTRUMENT NO. 20080811-0082116; APPLICATION OF RECORD IN INSTRUMENT NO. 20080908-0091479; NOTICE OF LEASE OF RECORD IN INSTRUMENT NO. 20060425-0047389 AND ASSIGNMENT OF RIGHTS OF RECORD IN INSTRUMENT NO. 20110401-0025122 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 2905 12th Avenue South #107, 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.

Witness my/our hand(s) this 5th day of January, 2012.

12th & Paris, LLC

BY: _____
Hunter Connelly, Secretary

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of January, 2012, 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 to be the Secretary of 12th & Paris, LLC, the within named bargainor, a limited liability company, and that he as such Secretary executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of January, 2012.

_____
Notary Public

My Commission Expires: 5-20-14

JOHN GLEAVES
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