WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120031454 DEEDWARR
Recvd: 04/30/12 14:32 2 pgs
Fees:13.00 Taxes:956.45

20120430-0036824

G-12P-12-210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,500.00

David Justin Sauer 4.26.12
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-10-14
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MARGARET FRANCES RUDY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Justin Sauer	PrimeLending	
(NAME)	(NAME)	118-1-P-210.00 CO
1205 Paris Avenue Unit 210	18111 Preston Road, Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Dallas, TX 75252	
(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, we **12TH & PARIS, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAVID JUSTIN SAUER, AN UNMARRIED MAN,** 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 210, 12TH AVENUE OWNERS CONDOMINIUM, AS SHOWN ON DECLARATION OF RECORD IN INSTRUMENT NO. 20110324-0022880, AMENDED AT INSTRUMENT NOS. 20110325-0023142, 20110328-0023786 AND CORRECTED AT INSTRUMENT NO. 20110330-0024536, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH 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. THE SAID 12TH & PARIS, LLC A TENNESSEE LIMITED LIABILITY COMPANY HAVING SINCE CONVERTED TO 12TH & PARIS, GP, A TENNESSEE GENERAL PARTNERSHIP BY ARTICLES OF CONVERSION OF RECORD IN INSTRUMENT NO. 20120413-0031589, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMETN NO. 20091006-0093140, 20110324-0022880, 20110325-0023142 AND 20110328-0023786 AND CORRECTED IN INSTRUMENT NO. 20110330-0024536; CHARTER OF THE HOA OF RECORD IN INSTRUMENT NO. 20091007-0093509 AND 20110325-0023141; EASEMENTS OF RECORD IN INSTRUMENT NO. 20080811-0082119, 20090108-0002143; INSPECTION AND MAINTENANCE AGREEMENT OF RECORD IN INSTRUMENT NO. 20080811-00882116; APPLICATION OF RECORD IN INSTRUMENT NO. 20080908-0091479; NOTICE OF LEASE AND RIGHT OF FIRST REFUSAL OF RECORD IN INSTRUMENT NO. 20060425-0047389 AND ASSIGNMENT OF RIGHTS RECORDED AT INSTRUMENT NO. 20110401-0025122; NOTICE OF COMPLETION OF RECORD IN INSTRUMENT NO. 20091125-0108260 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **1205 Paris Avenue Unit # 210 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 hereln set out; and we do furtner 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 26th day of April, 2012.

12th & Paris, GP

BY: _____
Hunter Connelly, Deputy Managing Partner

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of April, 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 Deputy Managing Partner of 12th & Paris, GP, the within named bargainor, a Tennessee General Partnership, and that he as such Deputy Managing Partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of April, 2012.

_____
Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212