WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120031475 DEEDWARR
Recvd: 04/30/12 14:46 2 pgs
Fees:13.00 Taxes:991.60
20120430-0036861

G-12P-11-207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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)
Jana Myrick (NAME)	**PrimeLending** (NAME)	**118-1-P-207.00 CO**
1205 Paris Avenue #207 (ADDRESS)	**18111 Preston Road, Suite 900** (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	**Dallas, TX 75252** (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 **JANA MYRICK, AN UNMARRIED WOMAN,** 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 207, 12TH AVENUE OWNER'S CONDOMINIUMS, AS SHOWN ON DECLARATION OF RECORD IN INSTRUMENT NO. 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. SAID 12TH & PARIS, LLC HAVING SINCE CONVERTED TO 12TH & PARIS, GP, A TENNESSEE GENERAL PARTNERSHIP BY ACKNOWLEGEMENT 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; RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20091006-0093140 (12TH & PARIS MASTER CONDOMINIUM), INSTRUMENT NO. 20110324-0022880, 20110325-0023142, 20110328-0023786 CORRECTED IN INSTRUMENT NO. 20110330-0024536; CHARTER OF THE HOA OF RECORD IN INSTRUMENT NO. 20091007-0093509 AND 20091008-0093706; EASEMENTS OF RECORD IN INSTRUMENT NO. 20080811-0082119 AND 20090108-0002143; INSPECTION AND MAINTENANCE AGREEMENT OF RECORD IN INSTRUMENT NO. 20080811-0082116; APPLICATION OF RECORD IN INSTRUMENT NO. 20080908-0091479; MATTERS SHOWN ON SURVEY BY BARGE WAGGONER SUMNER CANNON, INC DATED FEBRUARY 22, 2008; NOTICE OF LEASE AND RIGHT OF FIRST REFUSAL OF RECORD IN INSTRUMENT NO. 20060425-0047389; ASSIGNMENT OF RIGHTS AND CLAIMS AND RELEASE OF RECORD IN INSTRUMENT NO. 20110401-0025122 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **1205 Paris Avenue #207 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 27th day of April, 2012.

12th & Paris, GP, a Tennessee General Partnership

BY: _____

Hunter Connelly, Deputy Managing Partner

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th 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, a Tennessee General Partnership, the within named bargainor, a 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 27th day of April, 2012.

_____

Notary Public

My Commission Expires: 5-20-14

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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