WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2012.

Notary Public

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

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

G-12P-12-106

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)
Casey D. Culver	**Wells Fargo Bank**	
(NAME)	(NAME)	
2905 12th Avenue South, #106	**13675 Technology Drive**	**118-1-Q-106.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Eden Prairie, MN 55344**	
(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 **CASEY D. CULVER AND ASHLEY M. CULVER, HUSBAND AND WIFE,** 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 106, 12TH AVENUE RESIDENTIAL CONDOMINIUMS, AS SHOWN ON EXHIBIT B TO DECLARATION OF RECORD IN INSTRUMENT 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. SAID 12TH & PARIS, LLC HAVING SINCE CONVERTED TO 12TH & PARIS, GP, A TENNESSEE GENERAL PARTNERSHIP BY ACKNOWLEDGEMENT 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, CONDITONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20091006-0093140 AND 20110324-0022881; CHARTER OF HOA OF RECORD IN INSTRUMENT NOS. 20091007-0093509, 20110325-0023141AND 20110325-0023140; EASEMENTS OF RECORD IN INSTRUMENT NO. 20080811-0082119 AND 20090108-0002143; INSPECTION AND MAINTENANCE AGREEMENT OF RECORD IN INSTRUMENT NO. 20080811-0082116; APPLICATIN OF RECORD IN INSTRUMENT NO. 20080908-0091479; MATTERS SHOWN ON SURVEY PREPARED 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 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 **2905 12th Avenue South, #106 Nashville, Tennessee 37204**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20120032221 DEEDWARR
Recvd: 05/02/12 14:11 2 pgs
Fees:13.00 Taxes:592.00
20120502-0037739

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 30th day of April, 2012.

12th & Paris, GP, a Tennessee General Partnership

BY: _____
Hunter Connelly, Deputy Managing Partner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, 12th & Paris, GP, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2012.

_____
Notary Public

My Commission Expires: 5/20/14

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON CO.

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