BILL GARRETT, Davidson County
Trans:T20120042934 DEEDWARR
Recvd: 06/11/12 13:49 2 pgs
Fees:13.00 Taxes:997.15

20120611-0050874

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,500.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-12P-12-209

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
Tom Mason	Tom Mason	
1205 Paris Avenue #209	(NAME) 1205 Paris Avenue #209	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	118-1-P-209.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we 12TH AND PARIS, G.P., A TENNESSEE GENERAL PARTNERSHIP , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TOM MASON, 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 209, 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 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, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NOS. 20091006-0093140, 20110324-0022880, 20110325-0023142 AND 20110328-0023786 AND CORRECTED IN INSTRUMENT NO. 20110330-0024536; CHARTER OF THE HOA IN RECORD 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. 20080811-0082116; APPLICATON OF RECORD IN INSTRUMENT NO. 20080908-0091479 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1205 Paris Avenue #209, 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 6th day of June, 2012.

12th and Paris, G.P., a Tennessee General Partnership

BY: _____
Aaron White, Managing Partner

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of June, 2012, before me personally appeared Aaron White, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Managing Partner of 12th and Paris, G.P., a Tennessee General Partnership , the within named bargainor, and that he such Managing Partner executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public

My Commission Expires: 5-20-14

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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