WARRANTY DEED

G-VRES-13-2905-106

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF May, 2013

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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
John Bass	New owner	
2905 12th Avenue South #106 (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	118-1-Q-106.00 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 CASEY D. CULVER AND ASHLEY M. CULVER, HUBAND AND WIFE , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN BASS AND FELICIA BASS, 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 THE SAME PROPERTY CONVEYED TO CASEY D. CULVER AND ASHLEY M. CULVER, HUSBAND AND WIFE BY WARRANTY DEED FROM 12TH & PARIS, GP, A TENNESSEE GENERAL PARTNERSHIP, RECORDED ON THE 2ND DAY OF MAY, 2012 IN INSTRUMENT NO. 20120502-0037739, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DEED OF RECORD IN INSTRUMENT NOS. 20091006-0093140 AND 20110324-0022881; CHARTER OF THE HOA OF RECORD IN INSTRUMENT NOS. 20091007-0093509, 20110325-0023141 AND 20110325-0023140; EASEMENTS OF RECORD IN INSTRUMENT NOS. 20080811-0082119, 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 RENTS 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 #106, 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.

BILL GARRETT, Davidson County
Trans:T20130045977 DEEDWARR
Recvd: 06/03/13 14:20 2 pgs
Fees:13.00 Taxes:721.50
20130603-0055710

Witness my/our hand(s) this 28th day of May, 2013.

Casey D. Culver by Ashley M. Culver, Attorney in Fact

Casey D. Culver by Ashley M. Culver,
Attorney in Fact

Ashley M. Culver

Ashley M. Culver

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared ASHLEY M. CULVER to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CASEY D. CULVER and who acknowledged he/she/they executed the same as the free act and deed of the said CASEY D. CULVER.

Witness my hand and official seal, this the 28th day of May, 2013.

Megan Paulus

Notary Public
My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 28th day of May, 2013.

Megan Paulus

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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