Address New Owner:	Send Tax Bills to:	Map-Parcel Number
Practical Massage, LLC 2905 12th Avenue South, Suite 102 Nashville, TN 37204-2548	Same	118010P10100CO 118010P10200CO
Return to and prepared by: Bradley Arant Boult Cummings LLP (EHB) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **12TH & PARIS**, a Tennessee general partnership ("**Grantor**"), has bargained and sold, and hereby transfers and conveys to **PRACTICAL MASSAGE, LLC**, a Tennessee limited liability company ("**Grantee**"), its successors, and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantees, their heirs, successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Davidson County real property taxes for the year 2013 and subsequent years, which have been prorated between the parties and assumed by Grantee.

2. Davidson County real property taxes for the year 2014, an subsequent years.

3. Declaration of 12th & Paris Master Condominium of record in Instrument No. 20091006-00093140.

BILL GARRETT, Davidson County
Trans:T20130091183 DEEDWARR
Recvd: 10/23/13 15:38 4 pgs
Fees:23.00 Taxes:1383.80
20131023-0110609

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $374,000.00.

Barbara Cummins
Affiant

Subscribed and sworn to before me this 23rd day of October, 2013.

Dolores Huff Roe
Notary Public
My Commission Expires: _____

DOLORES HUFF ROE
NOTARY PUBLIC
OF
TENNESSEE
SUMNER COUNTY, TENN.

My Commission Expires NOV. 17, 2014

4. Declaration of 12th Avenue Owners' Condominium of record in Instrument No. 20110324-0022880, as amended in Instrument No. 20110325-0023142, Instrument No. 20110328-0023786 and corrected by Scrivener's Affidavit of record in Instrument No. 20110330-0024536.

5. Inspection and Maintenance Agreement for Storm Water Agreement of record in Instrument No. 20080811-0082116, said Register's Office.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20080811-0082119, said Register's Office.

7. Grant of Easement to Comcast of Nashville, I, LLC of record in Instrument No. 20090108-0002143, said Register's Office.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, their successors and assigns against the lawful claims of all persons.

This is improved property known as 2905 12th Avenue South, Unit 101 and Unit 102, Nashville, Davidson County, Tennessee.

[Signatures on following page]

Executed this 23rd day of OCTOBER, 2013.

12th & PARIS, a Tennessee general partnership

By: _____
Hunter Connelly, Deputy Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Barbara Kimmins [INSERT NAME OF NOTARY], a Notary Public of the State and County aforesaid, personally appeared Hunter Connelly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Deputy Managing Partner of 12TH & Paris, a Tennessee general partnership, the within named bargainor, and that he as such Deputy Managing Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself self as such Deputy Managing Partner.

WITNESS my hand, at office, this 23rd day of OCTOBER, 2013.

Barbara Kimmins
Notary Public
My Commission Expires: _____

BARBARA KIMMINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 17, 2015

7/3238567.1
106321-301034

EXHIBIT "A"

Land in Davidson County, Tennessee, being **Unit Nos. 101 and 102**, as shown in the Declaration of 12th Avenue Owners' Condominium of record in Instrument No. 20110324-0022880, as amended in Instrument No. 20110325-0023142, Instrument No. 20110328-0023786, and corrected by Scrivener's Affidavit of record in Instrument No. 20110330-0024536, Register's Office for Davidson County, Tennessee (the "Declaration"), to which plan reference is hereby made for a more complete and accurate legal description, together with an undivided interest appurtenant to said Units in all common elements of the property, as described in the Declaration.

Being part of the same property conveyed to 12th & Paris, LLC, A Tennessee limited liability company, by deed from Charles Joe and wife, Hee-Mee-Y Joe, of record in Instrument No. 20080731-0078489 and Instrument No. 20080731-0078490, said Register's Office. See Acknowledgment of Conversion converting 12th & Paris, LLC, a Tennessee limited liability company to 12th & Paris, a general partnership, of record in Instrument No. 20120413-0031589, said Register's Office.