WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-20-18

(AFFIX SEAL)

PAMELA JO SMITH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

G-CD-14-205-206

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
1205 Paris, LLC	New owner	
(NAME) **1205 Paris Avenue #205 and #206**	(NAME)	**118-1-P-205.00 CO (AS TO UNIT 205)**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(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, I/we **12TH AND PARIS, GP,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **1205 PARIS, LLC,** 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 Units 205 and 206, 12TH AVENUE OWNERS CONDOMINIUM, 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 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 of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Covenants, Conditions and Restrictions as set forth in Declaration recorded in Instrument Nos. 20091006-0093140, 20110324-0022880, 20110325-0023142 and 20110328-0023786 and corrected in 20110330-0024536.
- Charter of Homeowners' Association, recorded at Instrument Nos. 20091007-0093509 and 20110325-0023141.
- Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances, recorded in Instrument No. 20080811-0082119.
- Easement to Comcast, recorded in Instrument No. 20090108-0002143.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities, recorded at Instrument No. 20080811-0082116.
- Application to Combine Parcels, recorded at Instrument No. 20080908-0091479.
- Notice of Lease and Right of First Refusal, recorded at Instrument No. 20060425-0047389 and Assignment of Rights recorded at Instrument No. 20110401-0025122.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1205 Paris Avenue #205 and #206, Nashville, Tennessee 37212**.

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.

Davidson County DEEDWARR
Recvd: 01/06/15 10:57 3 pgs
Fees:18.00 Taxes:2109.00
20150106-0001261

Witness my/our hand(s) this the 17th DAY OF DECEMBER, 2014.

12th and Paris, GP

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, signing for 12th and Paris, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of 12th and Paris, GP, the within named bargainor, a partnership, and that he as suchAuthorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of December, 2014.

_____
Notary Public

My Commission Expires:

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Robyn DuBray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Robyn DuBray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/20/18

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY