# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150015865 DEEDWARR
Recvd: 03/04/15 10:47 2 pgs
Fees:13.00 Taxes:682.65
20150304-0018842

G-VRES-15-2905

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016

(AFFIX SEAL) DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**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) |
|---|---|---|
| **William C. Dillon and Kelly W. Dillon** | NEW OWNER | |
| (NAME) | (NAME) | **118010P10300** |
| **2905 12th Avenue South # 103** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37204** | | |
| (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, A GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WILLIAM C. DILLON AND KELLY W. DILLON, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 103, of 12th Avenue Residential Owner's Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration establishing 12th Avenue Residential Condominium of record in Instrument Number 20110324-0022881, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration.

Being a portion of the same property conveyed to 12th & Paris, LLC, a Tennessee limited liability company by Quitclaim deed from Hee-Mee Y Joe of record in Instrument No. 20080731-0078490 Register's Office for Davidson County, Tennessee, dated July 30, 2008 and recorded on July 31, 2008.

12th & Paris, LLC converted from a Davidson County Limited Liability Company to 12th & Paris a General Partnership at Instrument No. 20120413-0031589.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of Victoria Place of record in Plat Book 332; Page 10, Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20080811-0082116, in the Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20080811-0082119, in the Register's Office for Davidson County, Tennessee.
- Property Modification of record in Instrument Number 20080908-0091479, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20090108-0002143, in the Register's Office for Davidson County, Tennessee.
- Subject to any and all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration establishing a Horizontal Property Regime of 12th Avenue Residential Condominium of record in Instrument Number 20110324-0022881, Register's Office for Davidson County, Tennessee.
- Subject to all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration establishing a Horizontal Property Regime of 12th & Paris Master Condominium of record in Instrument Number 20091006-0093140, Register's Office for Davidson County, Tennessee.
- Subject to all conditions, covenants, restrictions, options, burdens, assessments and other undertakings

contained in the Declaration establishing a Horizontal Property Regime of Paris Building of record in Instrument Number 20091007-0093331, Register's Office for Davidson County, Tennessee.
• Subject to all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration establishing a Horizontal Property Regime of 12th Avenue Owner's Condominium of record in Instrument Number 20110324-0022880, amendment No. 1 in Instrument Number 20110325-0023142, amendment No. 2 in Instrument Number 20110328-0023786, corrected in Instrument Number 20110330-0024536, Register's Office for Davidson County, Tennessee.
• Charter of record in Instrument Number 20091007-0093509 and Instrument Number 201103250023141, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2905 12th Avenue South # 103 , Nashville, Tennessee 37204**.

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 the 27th DAY OF FEBRUARY, 2015.

12th and Paris, a General Partnership

BY: _____
Hunter Connelly
Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HUNTER CONNELLY, signing for 12TH AND PARIS, A GENERAL PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the SECRETARY of 12TH AND PARIS, A GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of February, 2015.

JOHN C. EAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

_____
Notary Public
My Commission Expires: 3-6-18
(SEAL)

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