WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150023316 DEEDWARR
Recvd: 03/31/15 09:04 2 pgs
Fees:13.00 Taxes:699.30
20150331-0027533

G-12P-15-104

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE 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)
Jeremy Barlow and Alison Barlow	**Same as New Owner**	
(NAME)	(NAME)	**118-1-P-104.00 CO**
1003 Sutton Hill Road		
(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 **JEREMY BARLOW AND ALISON BARLOW, 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:

Chase Boehm

Land in Davidson County, Tennessee, being Unit 104, 12th Avenue Owner's Condominium, as established under Declarations of record in Instrument No. 20110324-0022880, Scrivener's Affidavit recorded at Instrument No. 20110330-0024536, amended at Instrument Nos. 20110325-0023142 and 20110328-0023786, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Acknowledgment of Conversion as recorded on the 13th day of April, 2012 in Instrument No. 20120413-0031589; 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 and part of 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, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 subsequent years, not yet due and payable.
- Covenants, Conditions and Restrictions as set forth in Declaration of 12th Paris Master Condominium recorded in Instrument No. 20091006-0093140, Declaration of 12th Avenue Residential Condominium recorded at Instrument No. 20110324-0022881 and Declaration of 12th Avenue Owner's Condominium recorded at Instrument No. 20110324-0022880, Scrivener's Affidavit recorded at Instrument No. 20110330-0024536, confirmed at Instrument Nos. 20110325-0023142 and 20110328-0023786.
- Charter of Homeowners' Association, recorded at Instrument Nos. 20091007-0093509 and 20091008-0093706.
- 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.
- Matters shown on a survey prepared by Barge Waggoner Sumner Cannon, Inc., John M. Duffer, TN RLS No. 1431, dated February 22, 2008.
- Notice of Lease and Right of First Refusal, recorded at Instrument No. 20060425-0047389 and Assignment of Rights and Claims and Release 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: **2905 12th Avenue South #104, 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 25th DAY OF MARCH, 2015.

12th and Paris, a General Partnership

BY: _____
Hunter Connelly
Partner

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 to be a partner of 12th and Paris, a General Partnership, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of March, 2015.

_____
Notary Public

My Commission Expires: 1-9-16



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