WARRANTY DEED

Karen Johnson Davidson County
Batch# 276666 DEEDWARR
08/27/2019 08:47:38 AM 2 pgs
Fees: $13.00 Taxes: $1,535.13

20190827-0085992

R-VRES-19-1205

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $414,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
Bay Laurel Holdings, LLC	**Same as New Owner**	
(NAME) **1165 Bay Laurel Drive**	(NAME)	**118-01-0P-208.00**
(ADDRESS) **Menlo Park, CA 94025**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROLE SIMS TABOR, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BAY LAUREL HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 208, 12th Avenue Owners Condominium, as shown on declaration of record in Instrument 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 plat reference in hereby made for a more particular description of said unit.

Being the same property conveyed to Carole Sims Tabor by Warranty deed from 12th & Paris, LLC, a Tennessee limited liability company of record in Instrument No. 20110510-0035885 Register's Office for Davidson County, Tennessee, dated May 03, 2011 and recorded on May 10, 2011.

This conveyance is subject to:

- Taxes for the year 2019 and subsequent.
- Master Deed establishing a Horizontal Property Regime of 12th Avenue Owners' Condominium of record in Instrument Number 20110324-0022880, as corrected by Scrivener's Affidavit of record in Instrument Number 20110330-0024536, and as amended in Instrument Number 20110325-0023142 and Instrument Number 20110328-0023786, Register's Office for Davidson County, Tennessee.
- Charter for 12th Avenue Owners' Association of record in Instrument Number 20091007-0093509 and 20110325-0023141, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20091006-0093140, Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 200808110082116, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20080811-0082119, in the Register's Office for Davidson County, Tennessee.
- Easement Grant to Comcast of record in Instrument Number 20090108-0002143, in the Register's Office for Davidson County, Tennessee.
- Application to combine parcels of record in Instrument Number 20080908-0091479, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 10, 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: **1205 Paris Avenue, #208, 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.

Witness my/our hand(s) this the 21st DAY OF AUGUST, 2019.

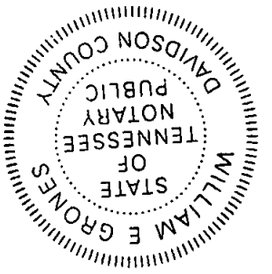
Carole Sims Tabor by Miranda Whitcomb Pontes as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIRANDA WHITCOMB PONTES, 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 CAROLE SIMS TABOR, and who acknowledged he/she/they executed the same as the free act and deed of the said CAROLE SIMS TABOR.

Witness my hand and official seal, this the 21st of August, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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