Davidson County DEEDWARR
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Fees:13.00 Taxes:554.63
20081124-0115145

WARRANTY DEED

J. BRANDON MILLER NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

G-5M-08-321

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF November, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-22-10

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meredith M. Schakel	Suntrust Mortgage, Inc.	
2115 Yeaman Place Unit 321	(NAME) 401 Commerce St., Ste 6100	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37219	82-15-A-56.00 CO
(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, we 5TH AND MAIN RESIDENTIAL OWNER INC., A TENNESSEE CORPORATION
, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MEREDITH M. SCHAKEL, AN UNMARRIED WOMAN, 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 Unit 321, and Parking Space 131, 5TH AND MAIN CONDOMINIUM, together with the property regime established by Master Deed of record in Instrument 20060630-0078751, amended at Instruments 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, and 20081120-0114262 in the Register's Office, Davidson County, Tennessee, together with the appurtenant interest in the common elements of 5th and Main Condominium, as shown in Exhibit B of the Fifth Amendment to Master Deed of record as Instrument Number 20081120-0114262, a horizontal property regime established by Master Deed of record in Instrument Number 20060630--0078751, Register's Office for Davidson County, Tennessee. Said Unit being depicted on the Condominium Plat attached as Exhibit "C" to the aforementioned Master Deed.

Being part of the same property conveyed to 5th and Main Residential Owner, Inc., a Tennessee non-profit corporation by Quitclaim Deed from Metropolitan Development and Housing Agency, recorded on the 30th day of June, 2006 in Instrument No. 20060630-0078750, in the Register's Office of Davidson County, Tennessee.

The said grantee, its heirs, successors and assigns, takes title to the Property subject to the following restriction relating to its use, which shall be deemed a covenant running with the land but which shall terminate and be deemed of no further force and effect five (5) years from the date of original conveyance from the developer: the Property must be rented or owned by an individual or individuals whose household earnings are eighty percent (80%) or less of the median income for household size for the Nashville, Tennessee area as defined by the department of Housing and Urban Development ("HUD"), as adjusted annually by HUD. The Property is subject to the Affordable Restrictions as provided in the Master Deed of record in Instrument Number 20060630-0078751, Register's Office for Davidson County, Tennessee. (See Sections #1 & #19 of Master Deed for Additional information on the Affordability Restriction.)
This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 13, page 279; Book 161, page 91; Book 8, page 173; Book 8, page 174; Book 14, page 101; Book 3930, page 324; Book 3953, page 115; Book 10078, page 364; Book 10169, page 1; Book 11625, page 241; Book 3969, page 927; Book 64, page 257; Instrument Numbers 20060626-0076032; 20060803-0094877; 20060630-0078751; 20070104-0001656; 20070424-0048607; 20080411-0036927; 20080512-0048553; 20050623-0072133; 200506230072134; 20060630-0078752; 20060928-0120284; 20050623-0072082, 20070820-0099109; and 20081120-0114262 Register's Office for Davidson County, Tennessee. Easements for utilities retained in Metropolitan Council Ordinance No. 64-257. Rights and claims of parties in possession, as tenants only under unrecorded leases. Terms and conditions contained in the unrecorded Inceditor and Subordination Agreement by and among Wachovia Community Development Enterprises, II, LLC, and Fannie Mae, with respect to the indebtedness and obligation of 5th and Main Residential

OWNER, INC., 5TH AND MAIN COMMERCIAL OWNER, INC. AND AFFORDABLE HOUSING RESOURCES, INC., DATED JUNE, 2006. SUBJECT TO RIGHTS OF OTHERS IN AND TO THE COMMON AREAS AND/ OR ELEMENTS.

unimproved ( )

This is improved (X) property, known as 2115 Yeaman Place Unit 321, Nashville, Tennessee 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 21st day of November, 2008.

5th and Main Residential Owner, Inc.

By: _____

Name: Steve Neighbors

Its: President

STATE OF Tennessee
COUNTY OF Davidson

On this the 21st day of November, 2008, before me personally appeared Steve Neighbors, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of 5th and Main Residential Owner Inc., a Tennessee corporation
, the within named bargainor, a corporation, and that he/she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st day of November, 2008.

_____

Notary Public

My Commission Expires: 5/22/10

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010