BILL GARRETT, Davidson County
Trans:T20110071781 DEEDWARRSP
Recvd: 11/14/11 14:35 2 pgs
Fees:13.00 Taxes:432.90

20111114-0088858

SPECIAL WARRANTY DEED

G-FM-11-417

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF November, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall Owen Ratliff	Randall Owen Ratliff	
P.O. Box 281677 (ADDRESS)	P.O. Box 281677 (NAME)	
Nashville, TN 37228 (CITY) (STATE) (ZIP)	Nashville, TN 37228 (ADDRESS) (CITY) (STATE) (ZIP)	82-15-A-83.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we VTH 5TH AND MAIN, LLC, A DELAWARE LIMITED LIABILITY COMPANY, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RANDALL OWEN RATLIFF, hereinafter called the Grantees, 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 417 and parking space number 184, 5TH AND MAIN Condominium, as established under Master Deed of record in Instrument 20060630-0078751, amended at Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262 and 20110921-0073283, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed to VTH 5th and Main, LLC, a Delaware limited liability company by Successor Trustee's Deed from Charles S. Sanger, Successor Trustee, recorded on the 25th day of February, 2011 in Instrument No. 20110225-0015684, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in 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, and 20081120-0114262; 20110921-0073283, 20060630-0078750 and 20070228-0024576; 20110304-0017580, Register's Office for Davidson County, Tennessee.

Any and all matters shown on the survey dated February 28, 2005 by Volunteer Surveying, including: (i) encroachments on adjoining property to the North and West of Subject property by perimeter fence; and (ii) overhead lines and support poles on the East side of subject property.

All matters shown on the survey made by Ragan-Smith Associates, Ted J. Stevenson, II, TN RLS No. 2136, dated March 11, 2003, last revised June 9, 2006, including the location of the 20 foot TDOT permanent sanitary sewer easement through the Northwesterly portion of said property; location of sanitary sewer lines in the Easterly portion of said property; and the location of a 6 inch water line running through the Northerly portion of said property.

Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey prepared by Ted J. Stevenson II, RLS No. 2136, Ragan Smith Associates, Inc., Job No. 03-013, dated February 8, 2011, last revised February 21, 2011: 6 inch water line crossing the land, Fence inside the Northerly boundary of the Land and 20 foot permanent sanitary easement crossing the Northwesterly portion of the Land.

unimproved ( )
This is improved (X) property, known as 2115 Yeaman Place, Unit 417, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. 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 8th day of November, 2011.

VTH 5th and Main, LLC

BY: _____
David Lang, Vice President

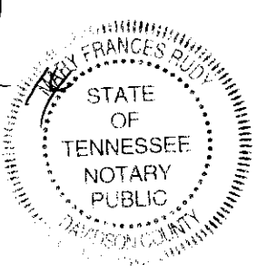
STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of November, 2011, before me personally appeared David Lang, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Officer and Vice President of VTH 5th and Main, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Officer and Vice President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of November, 2011.

_____
Notary Public

My Commission Expires: 5-20-



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