BILL GARRETT, Davidson County
Trans:T20110073720 DEEDWARR
Recvd: 11/21/11 14:21 2 pgs
Fees:13.00 Taxes:825.10
20111121-0091160

WARRANTY DEED

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

G-FM-11-300

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF November, 2011.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

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
Curtis D. Bucy	Curtis D. Bucy	
2115 Yeaman Place #300 (ADDRESS)	(NAME) 2115 Yeaman Place #300 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37206 (CITY) (STATE) (ZIP)	82-15-A-39.00 CO

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 considerations, the receipt of which is hereby acknowledged, we VTH 5TH AND MAIN, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CURTIS D. BUCY AND CLAYTON E. KLUTTS, TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP, 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 300 AND PARKING SPACES 156 AND 168, 5TH AND MAIN CONDOMINIUMS, 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 COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; COVENANTS, CONDITIONS AND RESTRICTIONS SET OUT IN DEED RECORDED AT INSTRUMENT NO. 20060630-0078750; CHARTER OF HOMEOWNERS ASSOCIATION RECORDED AT INSTRUMENT NOS. 20060626-0076032 AND 20060803-0094877; CONDITIONS, COVENANTS, RESERVATIONS, AND OTHER PROVISIONS CONTAINED IN OR INCORPORATED BY REFERENCE INTO THE MASTER DEED ESTABLISHING 5TH AND MAIN CONDOMINIUM OF RECORD IN INSTRUMENT NO. 20060630-0078751, AS AMENDED BY INSTRUMENT(S) OF RECORD IN INSTRUMENT NOS. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262 AND 20110921-0073283; STORM WATER DETENTION AGREEMENT IN INSTRUMENT NO. 20050623-0078082; RESTRICTIVE COVENANTS FOR EAST BANK REDEVELOPMENT DISTRICT RECORDED IN BOOK 10078, PAGE 364, BOOK 10169, PAGE 1 AND BOOK 11625, PAGE 241 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 2115 Yeaman Place #300, 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 14th day of November, 2011.

VTH 5th and Main, LLC

BY: _____
David Lang, Vice President

STATE OF Georgia
COUNTY OF Cobb

On this the 14th 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 Vice President of VTH 5th and Main, LLC, the within named bargainor, a limited liability company, and that he as such Vice President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of November, 2011.

_____
Notary Public

My Commission Expires: 4 Aug 2015

R. MORRIS NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES August 4, 2015

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