This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

BILL GARRETT, Davidson County
Trans:T20110079242 DEEDWARRSP
Recvd: 12/15/11 08:40 2 pgs
Fees:13.00 Taxes:999.00
20111215-0097473

Special Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
CPE Partnership	CPE Partnership	82-15-A-68.00CO
C/O JRS Investments, Inc.	C/O JRS Investments, Inc.	
1920 Adelicia Street, #500	1920 Adelicia Street, #500	
Nashville, TN 37212	Nashville, TN 37212	

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **VTH 5th AND Main, LLC, a Delaware limited liability company** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **CPE Partnership, a Tennessee general partnership** (the "Grantee"), its successors and assigns, the following tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being **Unit 402, Parking Spaces 169 & 157 and Storage Unit 4B**, 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, 20110921-0073283 and 20111129-0092827, 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 a portion 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 made and accepted subject to the following:
1) County taxes for the year 2012 and subsequent years
2) Covenants, Conditions and Restrictions set out in Deed recorded at Instrument No. 20060630-0078750, Register's Office for Davidson County, Tennessee.
3) 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, 20110921-0073283 and 20111129-0092827, Register's Office for Davidson County, Tennessee.
4) Storm Water Detention Agreement in Instrument No. 20050623-0078082, Register's Office for Davidson County, Tennessee.
5) Restrictive Covenants for East Bank Redevelopment District recorded in Book 10078, Page 364, Book 10169, Page 1 and Book 11625, Page 241, Register's Office for Davidson County, Tennessee.

The improved property is commonly known as 2115 Yeaman Place, Unit 402, Nashville TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever; and the Grantor covenants with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. Grantor hereby covenants with Grantee that

Grantor will forever defend Grantee, its heirs and assigns, against the lawful 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 hand this 7th day of December 2011.

VTH 5th and Main, LLC

BY: _____
David Lang, Vice President

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of December, 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, a Delaware limited liability company, 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 7th day of December 2011.

_____
Notary Public

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

My Commission Expires: 5/20/14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

_____
Affiant

Subscribed and sworn to before me this 7th day of December 2011.

_____
Notary Public

My Commission Expires: 5/20/14

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