BILL GARRETT, Davidson County
Trans:T20120016639 DEEDWARRSP
Recvd: 03/06/12 16:07 2 pgs
Fees:13.00 Taxes:488.40
20120306-0019766

SPECIAL WARRANTY DEED

G-VTH-11-204

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Brian Bates
Affiant

Subscribed and sworn to before me, this 29th DAY OF February, 2012.

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (AFFIX SEAL)

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16

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
Brian D. Bates	Associated Mortgage Bankers	
2115 Yeaman Place, Unit 204 (ADDRESS)	600 Old County Road, Suite 207 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Garden City, New York 11530 (CITY) (STATE) (ZIP)	82-15-A-18.00 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 BRIAN D. BATES, UNMARRIED , 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 204 and Parking Space 90, 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 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.
Being part of the same property conveyed to Metropolitan Development and Housing Agency by Special Warranty Deed from Affordable Housing Resources, Inc. recorded June 30, 2006 in Instrument No. 20060630-0078749, Register's Office for Davidson County, Tennessee and further conveyed to 5th and Main Residential Owner, Inc. by Quitclaim Deed from Metropolitan Development and Housing Agency recorded June 30, 2006 in instrument No. 20060630-0078750, Register's Office for Davidson County, Tennessee and further conveyed to VTH 5th and Main, LLC by Successor's Trustee's Deed from Charles S. Sanger as Successor Trustee recorded February 25, 2011 in Instrument No. 20110225-0015684, Register's Office for Davidson County, Tennessee.

This conveyance is 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.

unimproved ( )
This is improved (X) property, known as 2115 Yeaman Place, Unit 204, 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 hereln 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 29th day of February, 2012.

VTH 5th and Main, LLC

BY: _____
David Lang, Vice President

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th of February 2012, 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 29 day of February, 2012

_____
Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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