SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

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

BILL GARRETT, Davidson County
Trans:T20120049897 DEEDWARRSP
Recvd: 07/06/12 10:54 2 pgs
Fees:13.00 Taxes:473.23
20120706-0059551

G-FM-12-516

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Blake Nixon	**Franklin American Mortgage**	
(NAME)	(NAME)	
2115 Yeaman Place # 516	**501 Corporate Centre Drive #400**	**82-15-A-103.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Franklin, TN 37067**	
(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 **VTH 5TH AND MAIN, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BLAKE NIXON, UNMARRIED AND JOHN B. NIXON, MARRIED, TENANTS IN COMMON WITH 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 516 AND PARKING SPACE 195 LOWER, 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, 20111129-0092827 AND 20120409-0030284, 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 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, 20111129-0092827 AND 20120409-0030284, 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 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 of no further force and effect five (5) years from June 29, 2012 (date of conveyance): the property must be owned by an individual or individuals whose household earnings at the time the individual enters into a binding purchase and sale agreement for the property 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 manually by HUD, and if rented, the property must be rented by an individual or individuals whose household earnings during the term of the lease are eighty percent (80%) or less of the median income for household size for the Nashville, Tennessee area as defined by HUD, as adjusted annually by HUD. The property is subject to the Affordable Restrictions as provided in the Master Deed of record in Instrument No. 20060630-007875 amended in Instrument Nos. 20070104-001656, 20070424-0048608, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 200111129-0092827 and 20120409-0030284, Register of Deed, Davidson County, Tennessee.

This is
( ) unimproved
(X) improved

property known as **2115 Yeaman Place # 516 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. 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 29 day of June, 2012.

VTH 5th and Main, LLC

BY: _____
David Lang, Vice President

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th of June 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 June, 2012

_____
Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212