BILL GARRETT, Davidson County
Trans:T20120069417 DEEDWARRSP
Recvd: 09/14/12 14:47 2 pgs
Fees:13.00 Taxes:436.23
20120914-0083755

SPECIAL WARRANTY DEED

G-FM-12-307

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,900.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF September, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Linda Ballenger	new owner (NAME)	
2115 Yeaman Place, Unit 307 (ADDRESS)	(ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	82-15-A-46.00 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 LINDA BALLENGER, MARRIED , 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 307 and Parking Space 155 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, 20120409-0030284 and 20120820-0074741, 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.

unimproved ( )
This is improved (X) property, known as 2115 Yeaman Place, Unit 307, 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 13th day of September, 2012.

VTH 5th and Main, LLC

BY: _____
David Lang, Vice President

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th of September 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 13th day of September, 2012.

_____
Notary Public

My Commission Expires: 5-20-14

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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