SPECIAL WARRANTY DEED

G-FM-12-405

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF September, 2012.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

My Commission Expires January 7, 2013

DANA DEBORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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
Mackenzie K. Moore	Avenue Bank	
2115 Yeaman Place, Unit 405	(NAME) 323 Cleghorn Avenue	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37215	82-15-A-71.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 MACKENZIE K. MOORE, UNMARRIED CHRISTOPHER MOORE, MARRIED AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP , 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 405 and Parking Space 172 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, 20120409-0030284 AND 20120820-0074741, 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 405, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

BILL GARRETT, Davidson County
Trans:T20120074564 DEEDWARRSP
Recvd: 10/02/12 15:06 2 pgs
Fees:13.00 Taxes:610.50

20121002-0089951

Witness my/our hand(s) this 20th day of July, 2012.

VTH 5th and Main, LLC

BY: _____
David Lang, Vice President

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of July, 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 20th day of July, 2012.

_____
Notary Public

My Commission Expires: 5-20-14

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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