BILL GARRETT, Davidson County
Trans:T20120079106 DEEDWARRSP
Recvd: 10/17/12 16:01 4 pgs
Fees:23.00 Taxes:4162.50
20121017-0095420

FROM: VTH 5th and Main, LLC
TO: Sixth & Main, LLC

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
Sixth & Main, LLC 1920 Adelicia Street, Suite 500 Nashville, Tennessee 37212	(same)	Map 82-15, Parcel 154 and Map 82-15-A, Part of Parcel 127

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq. 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,125,000.00.

Stephen C Baker
Affiant

Subscribed and sworn to before me, this the 17th day of October, 2012.

JEANETTE L. RAMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jeanette L. Ramer
Notary Public
My Comm. Expires: 7/6/15

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged VTH 5th and Main, LLC, a Delaware limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Sixth & Main, LLC, a Tennessee limited liability company, hereinafter called "GRANTEE", its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot No. 2 and Parcel ID# 08215015400 as shown on the Final Plat of VTH 5th and Main Property, of record as Instrument No. 20121012-0093520, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of Lot No. 2.

The said Parcel ID# 08215015400 is more particularly described as follows:

Beginning at an iron pin on the westerly margin of Sixth Street and

the southeasterly corner of the Welch Property, as of record in Book 9428, page 291, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

(1) Thence along Sixth Street; S 25° 16' 16" E, 230.33 feet to an iron pin;
(2) Thence with a curve to the right, having a central angle of 90° 22' 37", a radius of 17.50 feet and an arc length of 27.61 feet to an iron pin;
(3) Thence along Main Street; S 65° 06' 17" W, 138.40 feet to an iron pin;
(4) Thence N 27° 11' 00" W, 244.96 feet to an iron pin;
(5) Thence N 63° 59' 45" E, 164.20 feet to the point of beginning, containing 39,381.61 feet or 0.90 acres.

Being part of the property conveyed to VTH 5th and Main, LLC. a Delaware limited liability company, by deed from Charles S. Sanger, Successor Trustee, of record as Instrument No. 20110225-0015684, Register's Office for Davidson County, Tennessee.

This is unimproved property located at 537 Main Street, Nashville, Tennessee 37206.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2012 Metropolitan Government Taxes, which have been prorated.

2. Restrictive covenants contained in the deed of record in Book 3930, page 324, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in the deed of record in Book 3953, page 115, said Register's Office.

4. Restrictive Covenants for the East Bank Redevelopment District, of record in Book 10078, page 364, said Register's Office, as supplemented in Book 10169, page 1, and Book 11625, page 241, said Register's Office.

5. Restrictive covenants contained in the deed of record as Instrument No. 20060630-0078750, said Register's Office.

6. Master Deed for 5th and Main Condominium, and the By-Laws appended thereto, of record as Instrument No. 20060630-0078751, said Register's Office, as amended by Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741, and 20121017009541 9, said Register's Office.

7. All matters shown on the plat of record as Instrument No. 20121012-0093520, said Register's Office.

8. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and appurtenances, of record as Instrument No. 20050623-0072134, said Register's Office.

9. Storm Water Detention Agreement, of record as Instrument No. 20050623-0072082, said Register's Office.

10. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and appurtenances, of record as Instrument No. 20050623-0072133, said Register's Office.

11. Overhead Line Easement of record as Instrument No. 20070228-0024576, said Register's Office.

12. Easements for utilities retained in Metropolitan Council Ordinance No. 64-257.

13. Easement affecting the above described property as set forth in the Tenth Amendment to Master Deed for 5th and Main Condominium, of record as Instrument No. 20120117009549, said Register's Office.

14. All matters shown on the survey prepared by Ted J. Stevenson II, RLS No. 2136, Ragan Smith Associates, Inc., Job No. 03-013, dated February 8, 2011, last revised February 21, 2011.

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, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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 its hand this 26 day of September, 2012.

VTH 5TH AND MAIN, LLC, a Delaware limited liability company

By: _____
David Lang, Vice President

STATE OF Georgia)
COUNTY OF Cobb)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David Lang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of VTH 5th and Main, LLC, the within named bargainor, a Delaware limited liability company, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Vice President.

Witness my hand and seal, at office in Atlanta Georgia, this the 7th day of September, 2012.

Kirsten Ahrens
NOTARY PUBLIC

My Commission Expires: 4-21-13

KIRSTEN AHRENS NOTARY PUBLIC COBB COUNTY EXPIRES GEORGIA April 21, 2013