WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130038345 DEEDWARR
Recvd: 05/08/13 10:08 2 pgs
Fees:13.00 Taxes:588.30

20130508-0046342

G-KW-13-2115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/12/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Helen O. Ladd	**Same as New Owner**	
(NAME)	(NAME)	
2115 Yeaman Place #422		**82-15-A-88.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 **JAMIE DEAN WHITE, A SINGLE PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **HELEN O. LADD AND TRECI R. LADD, TENANTS IN COMMON WITH THE 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 422 AND PARKING SPACE 147, 5TH AND MAIN CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20060630-0078751, AMENDED AT INSTRUMENT NOS. 20070104-0001656, 20070724-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741 AND 20121017-0095419, 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 THE SAME PROPERTY CONVEYED TO JAMIE DEAN WHITE, A SINGLE PERSON BY SPECIAL WARRANTY DEED FROM VTH 5TH AND MAIN, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED ON THE 1ST DAY OF FEBRUARY, 2012 IN INSTRUMENT NO. 20120201-0009221, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTER SET FORTH IN THE PLAN OF RECORD IN INSTRUMENT NO. 20121012-0093520; RESTRICTIVE COVENANTS AS SET OUT IN DEED OF RECORD IN INSTRUMENT NO. 20060630-0078750; CHARTER OF HOA OF RECORD IN INSTRUMENT NO. 20060626-0076032 AND INSTRUMENT NO. 20060803-0094877; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NOS. 20060630-0078751, 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741 AND 20121017-0095419; RESTRICTIVE COVENANTS OF RECORD IN BOOK 10078, PAGE 364, BOOK 10169, PAGE 1 AND BOOK 11625, PAGE 241; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20050623-0072082 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **2115 Yeaman Place #422 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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 30th day of April, 2013.

Jamie Dean White

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jamie Dean White, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2013.

Notary Public

My Commission Expires:

(SEAL)



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