BILL GARRETT, Davidson County
Trans:T20130038380 DEEDWARRSP
Recvd: 05/08/13 10:29 2 pgs
Fees:13.00 Taxes:544.64

20130508-0046398

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: September 8, 2013
(AFFIX SEAL)

MARCY E. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

B-FM-13-2

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)
5th and Main Condominium Assoication, Inc.	5th and Main Condominium Association, Inc.	
(NAME)	(NAME)	
817 W. Peachtree Street, NW Suite A135	817 W. Peachtree Street, NW Suite A135	082150A12900CO
(ADDRESS)	(ADDRESS)	
Atlanta, GA 30308	Atlanta, GA 30308	082150A13000CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **VTH 5TH AND MAIN, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **5TH AND MAIN CONDOMINIUM ASSOCIATION, INC., A TENNESSEE NONPROFIT CORPORATION**, hereinafter called the Grantee, its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

REAL PROPERTY IN DAVIDSON COUNTY, TENNESSEE, BEING RETAIL UNIT 2 AND RETAIL UNIT 3, 5TH AND MAIN CONDOMINIUM, TOGETHER WITH THE APURTENANT INTEREST IN THE COMMON ELEMENTS OF 5TH AND MAIN CONDOMINIUM, A HORIZONTAL PROPERTY REGIME AS ESTABLISHED BY MASTER DEED OF RECORD IN INSTRUMENT 20060630-0078751, AMENDED IN INSTRUMENT NOS. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741 AND 20121017-0095419, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID RETAIL UNIT 2 AND RETAIL UNIT 3 BEING DEPICTED AND MORE PARTICULARLY DESCRIBED ON THE REVISED FLOOR PLAN OF COMMERCIAL UNITS ATTACHED AS EXHIBIT "A" TO THE SIXTH AMENDMENT TO MASTER DEED FOR 5TH AND MAIN CONDOMINIUM OF RECORD IN INSTRUMENT NO. 20110921-0073283, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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. 20110225-0015685, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1) COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.
2) COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DEED RECORDED IN INSTRUMENT NO. 20060630-0078750, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
3) MASTER DEED FOR 5TH AND MAIN CONDOMINIUM OF RECORD IN INSTRUMENT NO. 20060630-0078751 AND AMENDED AT INSTRUMENT NOS. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741 AND 20121017-0095419, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
4) RESTRICTIVE COVENANTS FOR EAST BANK REDEVELOPMENT DISTRICT RECORDED IN BOOK 10078, PAGE 364 AS SUPPLEMENTED IN BOOK 10169, PAGE 1 AND IN BOOK 11625, PAGE 241, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
5) STORM WATER DETENTION AGREEMENT RECORDED AT INSTRUMENT NO. 20050623-0072082, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is
( ) unimproved
(X) improved

property known as 2115 Yeaman Place and 505 Main Street, 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, its successors and assigns forever; and we do covenant with the said GRANTEE, 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 1st day of May, 2013.

VTH 5th and Main, LLC

BY: _____
David Lang, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1st day of May, 2013, 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 1st day of May, 2013.

_____
Notary Public

My Commission Expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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