(2)

Return to: Bridgehouse Title
342 Cool Springs Blvd. Ste 202
Franklin, TN 37067

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130078879 DEEDWARRSP
Recvd: 09/11/13 14:40 2 pgs
Fees:13.00 Taxes:1228.55
20130911-0096033

B-LM-13-200

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,040.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

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

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)
Jeffrey C. Bradford (NAME)	Jeffrey C. Bradford (NAME)	082150A13700CO
2408 Oakland Avenue (ADDRESS)	2408 Oakland Avenue (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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 consideration, 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 does transfer and convey unto **JEFFREY C. BRADFORD**, hereinafter called the Grantee, his heirs 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 **OFFICE UNIT 200, PARKING SPACES 198, 200, 205, 206, 207 AND 208**, 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 NO. 20060630-0078751, AMENDED IN INSTRUMENT NOS. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741, 20121017-0095419 AND 20130911-0096032, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING A PORTION 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 SET FORTH 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, AMENDED IN INSTRUMENT NOS. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741, 20121017-0095419 AND 20130911-0096032, IN THE 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.
6) EASEMENT TO COMCAST OF NASHVILLE I, LLC RECORDED IN INSTRUMENT NO. 20130726-0077475, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is
( ) unimproved
(X) improved
property known as 2115 Yeaman Place, #210 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. 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 9th day of September, 2013.

VTH 5th and Main, LLC

BY: _____ authorized agent
John Gleaves, Authorized Agent

STATE OF TN
COUNTY OF Davidson

On this the 9th day of September, 2013, before me personally appeared John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of VTH 5th and Main, LLC, a Delaware limited liability company, the within named bargainor, a limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of September, 2013.

_____
Notary Public

My Commission Expires: 5/20/14

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

RETURN TO:
Bridghouse Title
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067