BILL GARRETT, Davidson County
Trans:T20140042757 DEEDWARR
Recvd: 06/17/14 11:56 2 pgs
Fees:13.00 Taxes:904.65

20140617-0052709

CORPORATE FORM WARRANTY DEED

Property address: 4200 West End Avenue, #402 Nashville, TN 37205 Owner's name: West End Real Estate Holdings, LLC 40 Burton Hills Blvd., Suite 100 Nashville, TN 37216-6291	Mail tax bills to: West End Real Estate Holdings, LLC 40 Burton Hills Blvd., Suite 100 Nashville, TN 37216-6291	I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer is $244,500.00. Affiant Subscribed and sworn to before me this 30th day of May, 2014. Notary Public My Commission Expires

JACLYN C. MONTORIA STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm. Exp. 10-21-17

THIS INDENTURE, made and entered into this **30th** day of **May, 2014**, by and between

VLB Holdings, LLC, a Tennessee Limited Liability Company, party of the first part and

West End Real Estate Holdings, LLC, a Tennessee Limited Liability Company, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, County of ~~Shelby~~ Davidson, State of Tennessee

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 402 on the plan of Harding House Condominium Apartments, of record in Book 4675, page 60, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed by warranty Deed from Leonard G. Greenfield and wife, Shirley Greenfield, Jonathan W. Greenfield and wife, Heather Greenfield, Mark B. Greenfield and wife, Sandra Greenfield and Julie G. Neaderthal and husband, Robert Neaderthal to VLB Holdings, LLC as recorded on the 20th day of June, 2012 in Instrument No. 20120620-0053920, in the Register's Office of Davidson County, Tennessee.

Parcel Number: 103-12-0A-025.00

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is/are lawfully seized in fee of the aforedescribed real estate; that it has good right to sell and convey the same; that the same is unencumbered, EXCEPT for:

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARDING HOUSE CONDOMINIUMS, as recorded in Plat Book 4675, Page(s) 60 and Plat Book 4860, Page 82, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); the terms and provisions of by-Laws recorded in Book 5572, Page 149; the Charter of Harding House Association, Inc. recorded in Book 4759, Page 657 and Book 5579, Page 985; the conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HARDING HOUSE CONDOMINIUMS of record in Book 4759, Page 665, as amended by instrument(s) of record in Book 4768, Page 818, Book 4979, Page 944, Book 5898, Page 767 and Book 5898, Page 769, all in the Register's Office of Davidson County, Tennessee; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; any 2014 and subsequent years taxes not yet due and payable; and any other matter shown of public record and/or recorded in the Register's office of Davidson County, Tennessee

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officer(s) the day and year first above written..

VLB Holdings, LLC

By: Michael M. Wardlow, Assistant Secretary

STATE OF TENNESSEE,
COUNTY OF SHELBY

Before me, the undersigned, Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael M. Wardlow** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the **Assistant Secretary** (or other officer authorized to execute the instrument) of **VLB Holdings, LLC**, the within named bargainor, and that he/she as such **Assistant Secretary**, executed the foregoing instrument for the purposes therein contained by signing the name of **VLB Holdings, LLC** by himself/herself as **Assistant Secretary**.

WITNESS my hand and Notarial Seal this 30th day of May, 2014

Notary Public

My commission expires: _____

JACLYN C. MONTORIA
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 10-21-17

****

This instrument prepared by:
Southern Trust Title Company
6465 Quail Hollow, Suite #401
Memphis, TN 38120
File No.: 3159772

(FOR RECORDING DATA ONLY)