WARRANTY DEED

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1605008 18

W-RP-16-2115-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Tricia Hurtt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JUNE, 2016.

Gail Vincent
Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Ginter and Kristy Suworoff	Primary Residential Mortgage Inc	
(NAME)	(NAME)	**082-15-0A-015.00-CO**
2115 Yeaman Place #201	1480 North 2200 West	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-4232	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRADLEY BILLS, UNMARRIED AND VENKATASIVA KODALI AND AMITA KODALI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID GINTER AND KRISTY SUWOROFF, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 No. 201 and Parking Space 87, 5th and Main Condominiums, as established under Master Deed of record in Instrument 20060630-0078751, amended at Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741, 20121017-0095419, 20130911-0096032 and 20140804-0069914, and as assigned in Instrument No. 20110304-0017580, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed.

Being the same property conveyed to Bradley Bills unmarried and Venkatasiva Kodali and Amita Kodali, husband and wife as tenants in common with rights of survivorship by Special Warranty deed from VTH 5th and Main, LLC, a Delaware limited liability company of record in Instrument No. 20120417-0032805 Register's Office for Davidson County, Tennessee, dated March 30, 2012 and recorded on April 17, 2012.

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the Plan of record as Instrument Number 20121012-0093520.
- Covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 5TH and Main Condominiums of record in Instrument Number 20060630-0078751, as amended by Instrument(s) of record in Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-003692, 20080512-0048553, 20081120-0114262, 20110921-0073283, Instrument No. 20121129-0092827, 20120409-0030284, 20120820-0074741, In 20121017-0095419, 20130911-0096032 and 20140804-0069914.
- Charter of 5th and Main Condominium Association, Inc., of record in Instrument Number 20060626-0076032.
- Attorney's Certificate of record in Instrument No. 20060630-0078752.
- Quitclaim and Assignment of Declarant Rights of record in Instrument No. 20110304-0017580.
- Restrictive Covenants for East Bank Redevelopment District of record in Book 10078, Page 364, Book 10169, Page 1 and Book 11625, Page 241.
- Covenants set out in deed of record in Instrument Number 20060630-0078750, and in Book 3930, Page 324, Book 3953, Page 115.
- Easements for utilities retained in Metropolitan Council Ordinance No. 64-257.
- Stormwater Detention Agreement of record in Instrument Number 20050623-0072082.
- Easement to Comcast of record in Instrument Number 20130726-0077475.
- Grant of Overhead Line Easement of record in Instrument No. 20070228-0024576.

BILL GARRETT, Davidson County
Trans:T20160048884 DEEDWARR
Recvd: 06/09/16 11:07 2 pgs
Fees:13.00 Taxes:832.50
20160609-0058343

- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20050623-0072133 and Instrument No. 20050623-0072134.
- Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County, Acting by and Through the Electric Power Board of Said Government of record in Instrument Number 20150130-0008966.
- Storm Water Detention Agreement as set forth of record in Instrument Number 20050623-0078082.
- Easement Agreement of record in Instrument Number 20150129-0008490.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2115 Yeaman Place #201 , Nashville, Tennessee 37206-4232**.

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 the 7th DAY OF JUNE, 2016.

Bradley Bills

Venkatasiva Kodali

Amita Kodali

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bradley Bills, Venkatasiva Kodali and Amita Kodali, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of June, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212