WARRANTY DEED

Bill Garrett Davidson County
Batch# 109283 DEEDWARR
06/26/2018 03:17:06 PM 2 pgs
Fees: $13.00 Taxes: $1,973.76

20180626-0061598

A-VRES-18-301-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $533,450.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
2400 Ventures LLC, a Tennessee Limited Liability Company	**New Owner**	
(NAME)	(NAME)	**093-06-1E-002.00-CO**
2400 Sunset Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **VP HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **2400 VENTURES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

301 Church Street, Unit 1 of the Church Street Lofts of the Banner Block Condominiums, as established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in Master Deed and By-Laws establishing a Horizontal Property Regime of The Banner Block Condominiums, of record as Instrument No. 20050527-0060419, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed, of record as Instrument No. 20050927-0115946; by Second Amendment to Master Deed, of record as Instrument No. 20060728-0091581, Register's Office for Davidson County, Tennessee; by Third Amendment to Master Deed, of record as Instrument No. 20060731-0092812, Register's Office for Davidson County, Tennessee; and by Fourth Amendment to Master Deed, of record as Instrument No. 20060907-0110529, Register's Office for Davidson County, Tennessee; and by Fifth Amendment to Master Deed, of record as Instrument No. 20061013-0127441, Register's Office for Davidson County, Tennessee, such Fifth Amendment being re-recorded as Instrument No. 20061027-0133858, Sixth Amendment of record at Instrument No. 20180315-0024341, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to VP Holdings LLC, a Tennessee limited liability company by Quitclaim deed from Village People, L.L.C., a Tennessee limited liability company of record in Instrument No. 20160127-0008010 Register's Office for Davidson County, Tennessee, dated January 26, 2016 and recorded on January 27, 2016.

This conveyance is subject to:
• Taxes for 2018 and subsequent years a lien not yet due and payable.
• The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Exchange Lofts of The Banner Block Condominiums of record in Instrument Number 20050527-0060419, Amended in Instrument No. 20060927-0115946, 20060728-0091581, 20060731-0092812, 20060907-0110529, 20061013-0127441, 20061027-0133858 & 20180315-0024341, Register's Office for Davidson County, Tennessee.
• Subject to Capitol Mall Redevelopment Plan Containing Restrictive Covenants of record in Book 7423,

Page 374 and Book 8421, Page 587, Book 9208, Page 613, Book 10512, Page 464, Amended in Instrument No. 20020626-0076795, 20040708-0081245 & 20050124-0008719, in the Register's Office for Davidson County, Tennessee.

- Agreement involving the East Wall of land in Question of record in Book 148, Page 264, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20041001-0118481, 20050607-0064900, Amended in Instrument No. 20050511-0053156, in the Register's Office for Davidson County, Tennessee.
- Income Restrictions as set forth in Warranty Deed of record in Instrument Number 20050714-0081882, and Scrivener's Affidavit recorded in Instrument No. 20051019-0126059 & 20060315-0029768, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **301 Church St. #101, Nashville, Tennessee 37203**.

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 22 DAY OF JUNE, 2018.

VP Holdings LLC, a Tennessee limited liability company

BY: _____

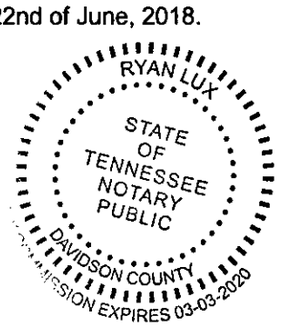
Mark E Deutschmann
Chief Manager of Village People, LLC, Member of VP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK E DEUTSCHMANN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CHIEF MANAGER OF VILLAGE PEOPLE, LLC, MEMBER OF VP of VP HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such CHIEF MANAGER OF VILLAGE PEOPLE, LLC, MEMBER OF VP executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of June, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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