

FOR REGISTRATION
J. David Granberry
REGISTER OF DEEDS
Mecklenburg County, NC
2012 MAY 07 03:17:50 PM
BK: 27328 PG: 921-924
FEE: \$26.00
EXCISE TAX: \$2,770.00
INSTRUMENT # 2012062078
PHETSL



Prepared by: Evan M. Bass, Esq.
Moore & Van Allen, PLLC
100 N. Tryon Street, Suite 4700
Charlotte, North Carolina 28202

After recording return to: Horack Talley Pharr & Lowndes, P.A.
2600 One Wells Fargo Center
301 South College Street #R17575.0 PHE/sm
Charlotte, North Carolina 28202
Attn: Paul "Woody" H. Efird III, Esq.

Tax Parcel No.: 18111541

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

Excise Stamps: \$2,770.00

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED is made as of the 7th day of May, 2012 by and between Rosewood Charlotte Holdings, LLC, a Delaware limited liability company, having an address of c/o Mount Vernon Asset Management, LLC, 2125 Southend Drive, Suite 253, Charlotte, North Carolina 28203 ("Grantor") and RockWealth International Church, Inc., a South Carolina nonprofit corporation, having an address of P.O. Box 6177, Aiken South Carolina 29804 ("Grantee"); the designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include the singular, plural, masculine, feminine or neuter, as required by context;

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does hereby grant, bargain, sell and convey unto the Grantee in fee simple all that certain unit or parcel of land situated in Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:

#2770-
M

See Exhibit A attached hereto and incorporated herein by this reference.

The property hereinabove described was conveyed to Grantor by instruments recorded in Book 27107, Page 683 of the Mecklenburg County, North Carolina Register of Deeds Office.

To comply with NCGS Section 105-317.2, the property conveyed does not include the primary residence of Grantor.

A map showing the above described property is recorded in Unit Ownership File 864.

TO HAVE AND TO HOLD the aforesaid unit or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple;

AND THE GRANTOR covenants with the Grantee, that Grantor has done nothing to impair or encumber such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the following:

Title to the property hereinabove described is subject to the following exceptions:

1. Taxes for the year 2012 and subsequent years, not yet due and payable.
2. Matters which would be revealed by a current, accurate survey and/or inspection of the property.
3. Matters of public record affecting the property that have been filed in the Office of the Register of Deeds for Mecklenburg County, North Carolina.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has duly executed this Special Warranty Deed as of the day and year first above written.

GRANTOR:

Rosewood Charlotte Holdings, LLC,
a Delaware limited liability company

By: MV Rosewood, LLC,
a Delaware limited liability company,
its manager

By: MV Acquisitions 2, LLC,
a Delaware limited liability company,
its manager

By: MV Management, LLC,
a North Carolina limited liability company,
its manger

By: Geoffrey M. Curme
Name: Geoffrey M. Curme
Title: Managing Member

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, Janet H. Maday, Notary Public for UNION County, North Carolina, certify that Geoffrey M. Curme personally came before me this day and acknowledged that he is Managing Member of MV Management, LLC, a North Carolina limited liability company, manager of MV Acquisitions 2, LLC, a Delaware limited liability company, manager of MV Rosewood, LLC, a Delaware limited liability company, manager of Rosewood Charlotte Holdings, LLC, a Delaware limited liability company, and that he as Managing Member of MV Management, LLC, manager of MV Acquisitions 2, LLC, manager of MV Rosewood, LLC, manager of Rosewood Charlotte Holdings, LLC, being authorized to do so, executed the foregoing on behalf of the limited liability company.

Date: May 4, 2013

Janet H. Maday
Notary Public

Print Name: Janet H. Maday

My commission expires: June 19, 2013

[Official Seal]

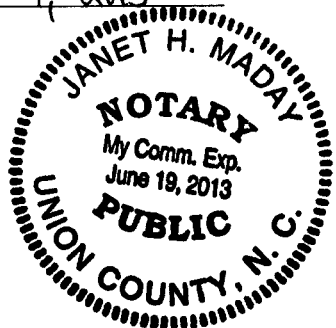


Exhibit A

Legal Description

Lying and being situate in Mecklenburg County, North Carolina, and being more particularly described as follows:

All of Unit No. 273 of the ROSEWOOD CONDOMINIUMS together with an undivided interest in and to the Common Elements, as described in the Declaration of Condominium for Rosewood Condominiums recorded in Book 22837 Page 1 and re-recorded in Book 23175 Page 187 in the Mecklenburg County Public Registry ("Registry"), as amended from time to time ("Declaration"), said Unit also being shown and described on the plats and plans ("Plans") of Rosewood Condominiums on file in the Register of Unit Ownership File No. 864. Reference is hereby made to the Declaration and to the Plans for a more specific description of the Unit conveyed.

TOGETHER WITH the following Parking Spaces which are limited common elements associated with the unit described above: 121 and 98

TOGETHER WITH the following Storage Space Unit which is a limited common element associated with the unit described above: 59