Davidson County DEEDWARR
Recvd: 04/30/08 14:13 2 pgs
Fees:13.00 Taxes:1664.63
20080430-0044114

Warranty Deed

ANGIE L. LAWLESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $448,900.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 29th day of April, 2008. Notary Public My commission expires: 11-22-10

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Stephanie E. Oaks Brian K. Oaks	New Owner	Map: 83-14
1618 Russell Street		Parcel: 108
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **VIRAGE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN K. OAKS AND WIFE, STEPHANIE E. OAKS,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Lindsley's Subdivision of the Chadwell Tract of record in Plan Book 2, page 24, Chancery Court of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Virage, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Zachary K. Thomas, an unmarried person of record in Instrument 200708170098471, said Register's Office, dated August 10, 2007. And being the same property conveyed to Zachary K. Thomas, unmarried by deed from The Campus for Human Development, Tennessee Corporation of record in Instrument 200706220075120,said Register's Office, dated June 21, 2007. And further being the same property conveyed to Faith Organizations in Covenant for Understanding and Service (Focus), a Tennessee nonprofit corporation by deed from Floyd M. Crook, et als of record in Book 8064, page 26, said Register's Office, dated March 13, 1990. By name change of record with Secretary of State by Charter Amendment, document reference 343 00027, Faith Organization in Covenant for Understanding and Service (Focus), a Tennessee nonprofit corporation and the Campus for Human Development are one and the same.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1618 Russell Street, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of April, 2008.

VIRAGE, LLC

By: _____
Name: Zachary K. Thomas
Title: Member

VIRAGE, LLC

By: _____
Name: ~~Brent~~ Brett M. Diaz
Title: Member BMD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Zachary K. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the member of Virage, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 29th day of April, 2008.

_____
Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named ~~Brent~~ Brett M. Diaz BMD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the member of Virage, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 29th day of April, 2008.

_____
Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY