Davidson County DEEDWARR
Recvd: 06/09/08 16:22 2 pg
Fees:13.00 Taxes:194.25
20080609-0059415

Warranty Deed

Notary Seal present, but could not be reproduced. Bill Garrett Bill Garrett Davidson County Register of Deeds	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $52,500.00. Affiant Subscribed and sworn to before me, this the 6th day of June, 2008. J Bradley Miller 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:
Virage, LLC	Virage, LLC	Map: 83-13
555 Church St., #1403	555 Church St., #1403	Parcel: 329
Nashville, TN 37219	Nashville, TN 37219	

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, **RICHARD CORDELL BRYANT, MARRIED, AND FREEMAN DAVID BRYANT, UNMARRIED, HEIRS-AT-LAW OF R.D. FORT**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VIRAGE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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. 155 on the Map of the Linsley Home Place of record in Plan Book 2, page 92, Chancery Court at Nashville.

Said lot fronts 50 feet on the south side of Lillian Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to R.D. Fort and wife Fannie B. Fort by Installment Deed from Mayford L. Stafford and wife Helen M. Stafford of record in Book 5094, page 463, said Register's Office, dated November 18, 1976. The said parties both having since died, the said Fannie B. Fort having predeceased R.D. Fort.

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 1418 Lillian 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 6th day of June, 2008.

Richard Cordell Bryant
Heir at Law of R D Fort

Richard Cordell Bryant,
Heir-at-Law of R. D. Fort

Freeman David Bryant
Heir at Law R.D. Fort

Freeman David Bryant,
Heir-at-Law of R. D. Fort

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 Richard Cordell Bryant and Freeman David Bryant, Heirs-at-Law of R. D. Fort, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of June, 2008.

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

J Brandon Miller
Notary Public

My Commission Expires: November 22, 2010

Christina Bryant, spouse of Richard Cordell Bryant, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Christina Bryant
Christina Bryant

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 Christina Bryant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of June, 2008.

J Brandon Miller
Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: November 22, 2010