Davidson County DEEDWARR
Recvd: 11/12/08 10:06 2 pgs
Fees:13.00 Taxes:194.25
20081112-0111797

Warranty Deed

J. BRANDON MILLER 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 $52,500.00. ZFT near Virage LLC Affiant Subscribed and sworn to before me, this the 10th day of November, 2008. J Brandon Miller Notary Public My commission expires: November 22, 2010

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	New Owner	Map: 94-01
338 Harrison Street		Parcel: 432
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, **STACEY MECHELLE WOODS JONES AND CHARLES V. MARTIN, JR., HEIRS-AT-LAW OF CARLEEN ANDERSON E. WHITAKER-MARTIN**, 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. 212 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joe Dan Whitaker and wife Carleen Anderson E. Whitaker by deed from Samuel F. Routh and wife Nancy C. Routh of record in Book 7240, page 65, said Register's Office, dated May 16, 1987. And being the same property conveyed to Charles Martin and Carleen Anderson E. Whitaker, as tenants in common by Quitclaim Deed from Mitchell A. Watts, Trustee of record in Book 11639, page 125, said Register's Office, dated August 27, 1999. And further being the same property conveyed to Carleen Anderson E. Whitaker by Quitclaim Deed from Charles Martin, unmarried of record in Instrument 200010230104913, said Register' s Office, dated October 20, 2000. The said Carleen Anderson E. Whitaker having since died.

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 1600 Long Avenue, 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 10th day of November, 2008.

Stacey Mechelle Woods Jones, Heir-at-Law of Carleen Anderson E. Whitaker-Martin

Charles V. Martin, Jr., Heir-at-Law of Carleen Anderson E. Whitaker-Martin

HEIR-AT-LAW OF CARLEEN ANDERSON E. WHITAKER-MARTIN

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 Stacey Mechelle Woods Jones and Charles V. Martin, Jr., Heirs-at-Law of Carleen Anderson E. Whitaker-Martin, 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 10th day of November, 2008.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: November 22, 2010

William Darryl Jones, spouse of Stacey Mechelle Woods Jones, 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.

William Darryl Jones

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 William Darryl Jones, 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 10th day of November, 2008.

Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY