File No. 90084

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/03/09 11:25 2 pgs
Fees:13.00 Taxes:185.00
20090203-0009121

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 3/28/10

(AFFIX SEAL)

Rebecca Campbell Notary Public State Of Tennessee Sumner County

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virgon, LLC, a Delaware Series Limited Liability Company	Same as new owner	07116022800
(NAME) P.O. Box 1669	(NAME)	
(ADDRESS) Goodlettsville TN 37070	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joshua D'Acquisto and wife, Shannon S. D'Acquisto, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Virgon, LLC, a Delaware Series Limited Liability Company, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 182 and the northerly eight (8) feet of Lot No. 183, on the Map of Oakwood Park, as of record in Book 421, page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 182 and said part of Lot No. 183 adjoin and front together 52.2 feet on the west margin of North 7th Street and run back between lines, 165 feet along the south margin of Mile End Avenue to an alley in the rear on which it measures 47.6 feet. Less and except the property vested in the Metropolitan Government of Nashville and Davidson County as described in Book 8657, page 413, said Register's Office.

Being the same property conveyed to Joshua D'Acquisto and wife, Shannon S. D'Acquisto by deed from Tennessee Holdings, LLC, a Tennessee Limited Liability Company and Harpeth Investments, LLC, a Tennessee Limited Liability Company, dated November 22, 2006 and recorded on January 9, 2007 in Instrument No. 20070109-0003887, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

Easements as set forth in Order of Possession as of record in Book 8657, Page 401 and Agreed Final Order of record in Book 8657, page 413, Register's Office, Davidson County, Tennessee.

Franklin A. Hernandez executed this instrument on behalf of Joshua D'Acquisto and wife, Shannon S. D'Acquisto pursuant to a Power of Attorney of record in Instrument No. 20081205-0118082, Register's Office, Davidson County, Tennessee.

Joshua James D'Acquisto and Joshua D'Acquisto being one and the same person.
Shannon S. D'Acquisto and Shannon Snow D'Acquisto being one and the same person.

File No. 90084

unimproved ☐

This is improved ☒ property, known as 1220 North 7th Street, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 23rd day of January, 2009.

Joshua D'Acquisto by Franklin A. Hernandez his Attorney-in-fact

Shannon S. D'Acquisto by Franklin A. Hernandez her Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Franklin A. Hernandez with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Joshua D'Acquisto and wife, Shannon S. D'Acquisto as their Attorney in Fact as the free act and deed of the within named Joshua D'Acquisto and wife, Shannon S. D'Acquisto.

Witness my hand and official seal this 23rd day of January, 2009.

Commission expires: 4/28/12

Notary Public

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County