File No. 90086

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/13/09 08:23 2 pgs
Fees:13.00 Taxes:231.25

20090213-0012623

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8/24/10

(AFFIX SEAL)

Rebecca Campbell
Notary Public
State of Tennessee
County of Sumner

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
Ten Talents Properties, LLC	Same as new owner	07116022800
(NAME)	(NAME)	
1824 Tammany Dr		
(ADDRESS)	(ADDRESS)	
Nashville TN 37216		
(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, Virgon, LLC, a Delaware Series Limited Liability Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ten Talents Properties, LLC, 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 Virgon, LLC, a Delaware Series Limited Liability Company by deed from Joshua D'Acquisto and wife, Shannon S. D'Acquisto, dated January 23, 2009 and recorded in Instrument No. 20090203-0009721, 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.

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)

File No. 90086

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 my hand this 23rd day of January, 2009.

Virgon, LLC, a Delaware Series Limited Liability Company

By:
Heather Benjamin, Chief Executive Officer

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Heather Benjamin with whom I am personally acquainted and who upon his/her oath acknowledged herself to be the Chief Executive Officer of Virgon, LLC, a Delaware Series Limited Liability Company, the within named bargainor, and limited liability company, and that she as such Chief Executive Officer being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Heather Benjamin as such Chief Executive Officer.

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

Commission expires: 2/28/12

Notary Public

Rebecca Campbell
State of Tennessee Notary Public
County of Sumner