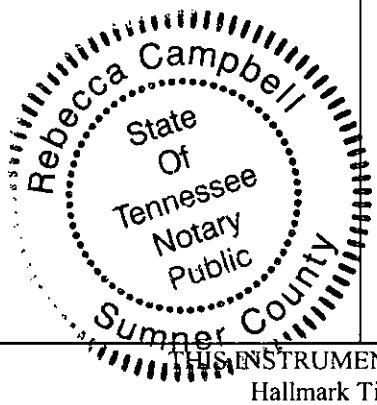
File No. 90001

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 8/28/12
(AFFIX SEAL)

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	04213008600
(NAME) PO 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, Todd B. Coleman (a/k/a Todd Coleman), 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 in Davidson County, Tennessee, being Lot No. 21 on the Plan of Hedgewood Hills, Section 2, as of record in Book 3700, Page 44; as amended in Book 4058, page 413, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 170 feet on the northwesterly side of Foxboro Drive and extends back 173.35 feet on the southwesterly line 270.1 feet on the northeasterly line to a dead line measuring 220.1 feet thereon.

Being the same property conveyed to Todd B. Coleman and wife, Kathy K. Coleman by deed from Kenneth Ray Edmonds and wife, Kimberly Edmonds, dated June 22, 2001 and recorded on June 26, 2001 in Instrument No. 20010626-0067701, Register's Office, Davidson County, Tennessee. Further conveyed to Todd B. Coleman, married by quitclaim deed from Todd B. Coleman and wife, Kathy K. Coleman, dated March 18, 2003 and recorded on March 26, 2003 in Instrument No. 20030326-0039912, Register's Office, Davidson County, Tennessee.

Frank Hernandez executed this instrument on behalf of Todd B. Coleman pursuant to a Power of Attorney of record in Instrument No. 20081229-0123117, Register's Office, Davidson County, Tennessee.

Todd B. Coleman and Todd Coleman being one and the same person.

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

Davidson County DEEDWARR
Recvd: 03/02/09 15:26 2 pgs
Fees:13.00 Taxes:296.00
20090302-0018381

File No. 90001

unimproved ☐

This is improved ☒ property, known as 219 Foxboro, Madison, TN 37115

(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 my hand this 19th day of February, 2009.

Todd B. Coleman by Frank Hernandez AIF

Todd B. Coleman
by Frank Hernandez his 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 Frank Hernandez with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Todd B. Coleman as his Attorney in Fact as the free act and deed of the within named Todd B. Coleman.

Witness my hand and official seal this 19th day of February, 2009.

Commission expires:

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County

Notary Public