File No. 90000

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 07/25/10
(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
Kenneth Andrews	Same as new owner	04213008600
(NAME)	(NAME)	
219 Foxboro Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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 Kenneth Andrews, 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 Virgon LLC, a Delaware Series Limited Liability Company by Deed from Todd B. Coleman, dated February 19, 2009 and recorded on 3/2/09 in Instrument No: 20090302-0018381, Register's Office, Davidson County, Tennessee.

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

Davidson County DEEDWARR
Recvd: 03/02/09 15:27 2 pgs
Fees:13.00 Taxes:351.50

20090302-0018382

unimproved ☐

This is improved ☒ property, known as 219 Foxboro Drive, 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.

File No. 90000
Witness my hand this 19th day of February, 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 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 19th day of February, 2009.

Commission expires:

2/05/12

Rebecca Campbell
State
Of
Tennessee
Notary
Public
Sumner County

Notary Public