03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Rachelle Caudill
Affiant

Subscribed and sworn to before me, this 17th day of July, 2009.

Diane K Mann
Notary Public
My commission expires: 02/11/13

03-0903-35897

Address of New Owner:	Send Tax Bills to:	Tax Information
Virage, LLC 338 Harrison St. Nashville, TN 37219	New Owner	82-16-0-238

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Atith H. Bhakta, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Virage, LLC, a Tennessee limited liability company,** hereinafter called the Grantees, their successors 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 the southerly 95.0 feet of Lot No. 61 on the Plan of J.S. Williams Addition to Edgefield, now East Nashville, of record in Book 21, Page 45, Register's Office for Davidson County, Tennessee.

Said property fronts 95.0 feet on the easterly margin of Foster Street, now known as South 7th Street, and extends back between parallel lines with the northerly margin of an alley, 50.0 feet to the westerly line of Lot No. 62.

Being the same property conveyed to Atith H. Bhakta by deed from John David Butler, Jr. and wife, Andrea R. Butler, dated 8-16-07, recorded 8-23-07, of record in Instrument No. 20070823-0101161, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 307 South 7th Street, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20090051070 DEEDWARR
Recvd: 07/29/09 11:39 2 pgs
Fees:13.00 Taxes:555.00
20090729-0070918

WITNESS my hand this 10th day of July, 2009.

Atith H. Bhakta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Atith H. Bhakta**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 10th day of July, 2009.

Diane K. Mann
State of Tennessee at Large

My Commission expires: 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN