BILL GARRETT, Davidson County
Trans:T20090055099 DEEDWARR
Recvd: 08/12/09 11:50 2 pgs
Fees:13.00 Taxes:944.41
20090812-0075951

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $255,244.92 Affiant Subscribed and sworn to before me, this the 10th day of August, 2009. Notary Public My commission expires: November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joseph B. Morrison	Franklin American Mortgage Co.	Map: 94-01
1600A Long Avenue	501 Corporate Centre Drive, Suite 400	Parcel: 432
Nashville, TN 37206	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **VIRAGE, LLC, A TENNESSEE LIMITED LIABLITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH B. MORRISON, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 1 on the Plan of Partition Plat of Subdivision of Lot 212 Edgefield Land Company's First Subdivision, as of record in Instrument No. 20090116-0004246, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joe Dan Whitaker and wife Carleen Anderson E. Whitaker by deed from Samuel F. Routh and wife Nancy C. Routh of record in Book 7240, page 65, Register's Office for Davidson County, Tennessee, dated May 16, 1987. And being the same property conveyed to Charles Martin and Carleen Anderson E. Whitaker, as tenants in common by Quitclaim Deed from Mitchell A. Watts, Trustee of record in Book 11639, page 125, said Register's Office, dated August 27, 1999. And further being the same property conveyed to Carleen Anderson E. Whitaker by Quitclaim Deed from Charles Martin, unmarried of record in Instrument No. 20001023-0104913, said Register's Office, dated October 20, 2000. The said Carleen Anderson E. Whitaker having since died, also known as Carleen Eyvone Anderson-Martin; and

Being the same property conveyed to Virage LLC, a Tennessee Limited Liability Company by Warranty Deed dated November 10, 2008 from Stacey Mechelle Woods Jones and Charles V. Martin, Jr., Heirs-at-Law of Carleen Anderson E. Whitaker-Martin, of record in Instrument No. 20081112-0111797, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1600A Long Avenue, 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 GRANTEE(S), his/her/their heirs

and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of August, 2009.

VIRAGE, LLC

By: _____
Name: Zachary K. Thomas
Title: President, Member

VIRAGE, LLC

By: _____
Name: Brett Diaz
Title: Secretary, Treasurer & Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Zachary K. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President and Member of Virage, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 10th JBM day of August, 2009.

_____
Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: November 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brett Diaz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Secretary, Treasurer and Member of Virage, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 10th JBM day of August, 2009.

_____
Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: November 22, 2010