Warranty Deed

BILL GARRETT, Davidson County
Trans: T20090075683 DEEDWARR
Recvd: 11/05/09 14:40 2 pgs
Fees: 13.00 Taxes: 928.70
20091105-0102541

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $251,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of October, 2009.

Notary Public

My commission expires: 7/16/11

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:
Sandra Arch Jaime Nguyen	Primelending	Map: 82-16
307 S 7th Street	1811 Preston Rd #900	Parcel: 238
Nashville, TN 37206	Dallas, TX 75252	

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 **SANDRA ARCH AND JAIME NGUYEN,** BOTH 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 the southerly 95.0 feet of Lot No. 61 on the Plan of J.S. Williams Addition to Edgefield, now East Nashville, as of record in Plan 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 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 Virage LLC, a Tennessee limited liability company, by deed from Atith H. Bhakta, unmarried, of record in Instrument 20090729-0070918, Register's Office for Davidson County, Tennessee, dated July 10, 2009.

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 307 S 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 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 30th day of October, 2009.

Virage, LLC

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

Virage, LLC

By: _____
Name: Brett Diaz
Title: 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 and 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 Members 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 30th day of October, 2009.

_____
Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY