BILL GARRETT, Davidson County
Trans:T20100029520 DEEDWARR
Recvd: 05/17/10 14:13 2 pgs
Fees:13.00 Taxes:777.00
20100517-0037814

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Ashley Bosshart
Affiant

Subscribed and sworn to before me, this the 14th day of May, 2010.

J. Brandon Miller
Notary Public

My commission expires: 11-22-10

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:
Ashley Bosshart	SunTrust Mortgage, Inc.	Map: 83-16-A
2436 Brittany Drive	Suite G100 401 Commerce Street,	Parcel: 1.00CO
Nashville, TN 37206	Nashville, TN 37219	

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 LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASHLEY BOSSHART, AN UNMARRIED WOMAN**, 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 Unit No. A, Horizontal Property Regime Exhibit-Planned Unit Development, 2436 Brittany Drive of the Declaration of Covenants, Conditions and Restrictions for Brittany Townhomes, Exhibit B, Plat, of record in Instrument Number 20091012-0094711, 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 William J. Gerow and wife, Martha M. Gerow, a one-half undivided interest and Sam G. King and wife, Bertha E. King, a one-half undivided interest by deed dated June 3, 1963 from Mutual Mortgage and Insurance Corporation, of record in Book 3571, page 35, Register's Office for Davidson County, Tennessee. The said Sam G. King having pre-deceased Bertha E. King, whom has since died testate, July 16, 2001, a resident of Davidson County, Tennessee. By Last Will and Testament of Bertha King of record in Volume Number 2055\377492, Probate Court, Davidson County, Tennessee, the herein described property was devised to James Richard King and George Robert King, who are also her heirs at law. The said George Robert King and James Richard King, having since conveyed their one-half undivided interest in the subject property to William J. Gerow and wife, Martha M. Gerow by deed dated August 24, 2001, of record in Instrument No. 20010828-0093039, Register's Office for Davidson County, Tennessee. The said Martha M. Gerow having since died on November 17, 2004 and title having vested solely in William J. Gerow as surviving tenant by the entirety.

Being part of the same property conveyed to Virage, LLC, a Tennessee limited liability company, by deed from William J. Gerow, unmarried, of record in Instrument Number 20090915-0086192, Register's Office for Davidson County, Tennessee, dated September 14, 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 2436 Brittany Drive, 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 14th day of May, 2010.

Virage, LLC

By: Pres. Virage
Name: Zachary K. Thomas
Title: President/Member

By: Secretary
Name: Brett Diaz
Title: 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/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 company for the purposes therein contained.

Witness my hand and seal this 14th day of May, 2010.

BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission Expires: 11-22-10

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 Treasurer/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 company for the purposes therein contained.

Witness my hand and seal this 14th day of May, 2010.

BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission Expires: 11-22-10