THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20110026126 DEEDQC
Recvd: 05/03/11 13:52 2 pgs
Fees:12.00 Taxes:0.00
20110503-0033845

# QUITCLAIM DEED

| Address of New Owner(s): | Send Tax Bills to: | |
|---|---|---|
| Woodland Street Partners, LLC<br>338 Harrison Street<br>Nashville, TN 37219 | New Owner | Map: 83-16-B<br><br>Parcel: 1.00CO |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Virage, LLC, a Tennessee limited liability company, by these presents does hereby quitclaim and convey unto Woodland Street Partners, LLC, a Tennessee limited liability company, its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

**Land in Davidson County, Tennessee, being Unit No. B, 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.**

**Commonly known as: 2438 Brittany Drive, Nashville, TN 37206.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 19TH day of April, 2011.

Affiant

Notary Public

My commission expires:

Witness our hand this 19TH day of April, 2011, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

VIRAGE, LLC

Zachary K. Thomas

Brett M. Diaz

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 to be a member of Virage, LLC, a Tennessee limited liability company, and that he, 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 19TH day of April, 2011.

Notary Public

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 M. Diaz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of Virage, LLC, a Tennessee limited liability company, and that he, 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 19TH day of April, 2011.

Notary Public