WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/03/10 12:06 2 pgs
Fees:13.00 Taxes:1036.00
20100903-0070312

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $289,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of September, 2010

Notary Public
My Commission expires: May 6, 2014

REAGAN E. MCKINNEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 6, 2014

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
TBC, LLC	SAME	132-09-0-117.00
816 Amble Road		
Shoreview, MN 55126	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Doris M. Driskill, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **TBC, LLC, a Tennessee limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 3 on the plan of Zenaida, Resubdivision of part of Unrecorded plan of Zenaida Place, of record in Book 3106, page 56, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 3 fronts 165 feet on the westerly side margin of Lealand Lane and extends back 186.5 feet on the northerly line and 324.8 feet on the southerly line to a dead line in the rear, measuring 208.0 feet thereon.

Being the same property conveyed to Doris M. Driskill, unmarried, by deed from Ben Griffith and wife, Mary F. Griffith, on June 15, 1978, of record in Book 5299, page 969, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 3106, page 56, Register's Office Davidson County, Tennessee.

This is improved property known as: **4603 Lealand Lane, Nashville, TN 37220**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS our hands this August 23, 2010.

Doris M. Driskill

Doris M. Driskill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Doris M. Driskill, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 23, 2010

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY