BILL GARRETT, Davidson County
Trans: T20100072527 DEEDWARR
Recvd: 11/16/10 10:57 2 pgs
Fees: 13.00 Taxes: 647.50
20101116-0091620

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 10-19-12

(AFFIX SEAL)

KENDRA GAGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Mail to: Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hilmont Builders, LLC	New Owner	A PORTION OF 132090I1700
(NAME) 6A Racoon Road	(NAME)	
(ADDRESS) North Oaks, MN 55127	(ADDRESS)	2010-0558
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, TBC I LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hilmont Builders, LLC, HEREINAFTER CALLED THE GRANTEES, 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 1 of The Estates of Lealand, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for The Estates of Lealand, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20100825-0067369, Register's Office for Davidson County, Tennessee, as amended in First Amendment of record in Instrument No. 20101004-0079252, said Register's Office and Second Amendment of record in Instrument No. 20101007-0080659, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Estates of Lealand, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20100825-0067369, as amended in Instrument No. 20101004-0079252, and amended in Instrument No. 20101007-0080659, and ByLaws appended thereto as Exhibit "D", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to TBC, LLC by warranty deed of Doris M. Driskill, unmarried, of record as Instrument No. 20100903-0070312, Register's Office for Davidson County, Tennessee, see Scrivener's Affidavit of record in Instrument No. 20101020084859, said Regsiter's Office wherein Grantee name was corrected to read TBC I LLC, a Tennessee limited liability company.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated 67-5-603, et seq.

This property, known as 4603 B Lealand Avenue, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 12TH DAY OF NOVEMBER, 2010.

TBC I LLC

BY: Alan D. Woldt

Alan D. Woldt, Member

BY: Paul J. Lapadat

Paul J. Lapadat, Member

STATE OF Minnesota

COUNTY OF Hennepin

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Alan D. Woldt and Paul J. Lapadat, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themselves to be the only Members of TBC I LLC, the within named bargainor, a Tennessee limited liability company, and that they as such only Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company themselves as the only Members of said company.

Witness my hand and official seal, this the 12 day of November, 2010.

Notary Public

My Commission Expires: 01·31·2015

(SEAL)

JENNY SOUKSAVONG HAN
NOTARY PUBLIC
MINNESOTA
MY COMMISSION EXPIRES JAN. 31, 2015