BILL GARRETT, Davidson County
Trans:T20110037469 DEEDWARR
Recvd: 06/22/11 14:27 3 pgs
Fees:18.00 Taxes:2434.60
20110622-0047989

WARRANTY DEED

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $658,000.00.

Affiant

Subscribed and sworn to before me this 17th day of June, 2011.

Notary Public
My Commission expires: 07/08/13
(Affix Seal)

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:
Richard C. Tomichek Jr.	New Owner	Map 132-09-0-E Parcel 002.00
4603A Lealand Lane		
Nashville, TN 37220		

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, **TBC I, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Richard C. Tomichek Jr. and Leslie M. Tomichek, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 2 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 Number 20100825-0067369, Register's Office for Davidson County, Tennessee, as amended in First Amendment of record in Instrument Number 20101004-0079252, said Register's Office and Second Amendment of record in Instrument Number 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 Number 20100825-0067369, as amended in Instrument Number 20101004-0079252, and amended in Instrument Number 20101007-0080659, and ByLaws appended thereto as Exhibit "D", said Register's Office, are incorporated hereby reference and made a party 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 I LLC, a Tennessee liability company by Warranty Deed from Doris M. Driskill, unmarried dated 8/23/10 and found of record in Instrument Number 20100903-0070312, Register's Office for Davidson County, Tennessee. Said Deed was corrected by Scriveners Affidavit in Instrument Number 20101022-0084859, 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:

- Taxes and assessments for the year 2011 and subsequent years, plus any penalties and interest which may accrue, which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20100825-0067369, as amended in First Amendment of record in Instrument Number 20101004-0079252, and Second Amendment of record in Instrument Number 20101007-0080659 (see correction in Instrument Number 20101022-0084860), Register's Office for Davidson County, Tennessee.
- Covenants, conditions, by-laws and restrictions as set forth in instrument recorded in Instrument Number 20100825-0067369, and as mended in First Amendment of record in Instrument Number 20101004-0079252, said Register's Office and Second Amendment of record in Instrument Number 20101007-0080659 (see correction in Instrument Number 20101022-0084860), Register's Office for Davidson County, Tennessee.

This is improved property known as: **4603A 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 June 17, 2011.

TBC I, LLC, a Tennessee limited liability company by Split Rock Development, LLC

By Ryan Talbert, representative
Ryan Talbert, Member
Split Rock Development LLC
Management Company for TBC I, LLC
*See Exhibit A - Resolution to Sale

STATE OF MN
COUNTY OF Anoka

On this 17th day of June, 2011, before me, appeared Ryan Talbert, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the representative of TBC I, LLC, a*** Tennessee limited liability company, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said TBC I, LLC, acknowledged said instrument to be the *** free act and deed of said corporation (or association). *** Member of Split Rock Development
*** Split Rock Development LLC

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 1/31/15

TIFFANY CHRISTIAN TALBERT
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2015

Exhibit A.

RESOLUTION TO SALE REAL PROPERTY

IT IS HEREBY RESOLVED BY THE MEMBERS of TBC I, LLC, a Tennessee limited liability company, as follows:

RESOLVED, Pursuant to the by-laws of this corporation, the following agent, Split Rock Development, LLC, is hereby authorized to take any and all actions necessary to affect the sale of the real property located at 4603A Lealand Lane, Nashville, TN 37220, including to, but not limited to, sign the deed to convey title and any documents to complete the sale.

This resolution was adopted by the Members of the Limited Liability Corporation at a regular/special meeting of the Corporation held on the 16th day of June, 2011.

Alan, Woldt, Member

Paul Lapadat

STATE OF MN

COUNTY OF Hennepin

On this 21 day of June, 20 11, before me, the undersigned, personally appeared Alan Woldt and Paul Lapadat, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC My Commission Expires: 1/31/2015

TIFFANY CHRISTIAN TALBERT
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2015