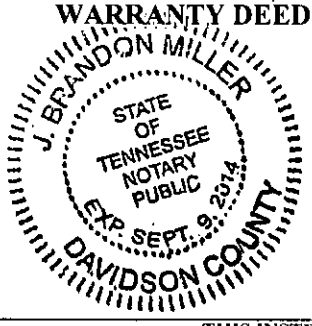
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$675,000.00.**

Carmen Coats
Affiant

Subscribed and swom to before me this 22nd day of August, 2011.

Notary Public
My Commission expires: _____
(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:
Tasha Christina Greer	Pinnacle National Bank	132-09-0-E-001.00CO
4603 B Lealand Lane	150 3rd Avenue South, Suite 900	
Nashville, TN 37220	Nashville, TN 37201	

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, **Hilmont Builders, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tasha Christina Greer and Husband, David Bromfield**, 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 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, of record in Instrument 201008250067369, amended in First Amendment in Instrument 201010040079252 and Second Amendment in Instrument 201010070080659, Register's Office for Davidson County, Tennessee, and by Scriveners" Corrected Developer Name in Instrument 201010220084860, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Reference is hereby made to the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions as mentioned above.

Being the same property conveyed to Hilmont Builders, LLC by Warranty Deed from TBC 1, LLC dated November 12, 2011, of record in Instrument Number 20101116-0091620, 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, and 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: **4603 B 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.

BILL GARRETT, Davidson County
Trans:T20110052010 DEEDWARR
Recvd: 08/23/11 15:01 2 pgs
Fees:13.00 Taxes:2497.50
20110823-0065272

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 18, 2011.

Hilmont Builders, LLC

BY: _____
Monty Talbert, Managing Member

STATE OF MN
COUNTY OF Anoka

On this 18 day of August, 20 11, before me, appeared Monty 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 Owner of Hilmont Builders 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 _____, acknowledged said instrument to be the free act and deed of said corporation (or association).

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

_____ My Commission Expires: 1-31-2015
NOTARY PUBLIC

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