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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14071537**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $655,000.00. April W Blackman Affiant Subscribed and sworn to before me, this 29th day of August, 2014. Notary Public My Commission Expires: 11-26-2016

BILL GARRETT, Davidson County
Trans:T20140065180 DEEDWARR
Recvd: 09/03/14 09:38 2 pgs
Fees:13.00 Taxes:2423.50
20140903-0080211

MARY JANE KNOX NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

WARRANTY DEED

Address New Owner: John Fogaros and Melissa Fogaros 4603 A Lealand Lane Nashville TN 37220	Send Tax Bills To: ~~New Owner~~ Franklin Synergy Bank 722 Columbia Ave. Franklin TN 37064	Tax Information: Tax Parcel ID No. 132-9E-2.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard C. Tomichek Jr. and Leslie M. Tomichek, husband and wife** Grantor"), have this day bargained and sold, and do hereby transfer and convey to **John Fogaros and Melissa Fogaros, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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 the same property conveyed by Warranty Deed from TBC 1, LLC, a Tennessee limited liability company to Richard C. Tomichek Jr. and Leslie M. Tomichek, husband and wife as recorded on the 22nd day of June, 2011 in Instrument No. 20110622-0047989; part of Warranty Deed from Doris M. Driskill, unmarried to TBC I, LLC, a Tennessee limited liability company as recorded on the 3rd day of September, 2010 in Instrument No. 20100903-0070312, corrected in Scrivener's Corrected Grantee Name recorded at Instrument No. 20101022-0084859 and part of Warranty Deed from Ben Griffith and wife, Mary F. Griffith to Doris M. Driskill, unmarried as recorded on the 19th day of June, 1978 in Deed Book 5299, Page 969, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ZENAIDA, RE-SUBDIVISION OF PART OF UNRECORDED PLAN OF ZENAIDA PLACE, as recorded in Plat Book 3106, Page(s) 56.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20100825-0067369, as amended at Instrument Nos. 20101004-0079252, 20101007-0080659 and 20101022-0084860.

This is improved property located at 4603 A Lealand Lane Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of August, 2014.

Richard C. Tomichek, Jr.

Leslie M. Tomichek

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard C. Tomichek Jr. and Leslie M. Tomichek, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014