File Box 9B
First Title & Escrow Co.,
#27262

**WARRANTY DEED**

ALW-07-3820

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,600.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF December, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS (NAME) | SEND TAX BILLS TO (NAME) | MAP-PARCEL NUMBERS |
|---|---|---|
| Joseph Scott Tomichek | SunTrust Mortgage | |
| 3820 Woodmont Lane (ADDRESS) | 201 Fourth Ave. N./ 2nd Floor | |
| Nashville, TN 37215 (CITY) (STATE) (ZIP) | Nashville, TN 37219 (CITY) (STATE) (ZIP) | 116-12 47.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ANNE S. ARNEY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSEPH SCOTT TOMICHEK AND ASHLEY B. RICHTER, both unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 9, BLOCK G, WOODMONT LANE HOMESITES, as shown on plat of record in Plat Book 1130, Page 13, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Anne S. Arney, unmarried by Warranty Deed from Mark Monroe Warner, single, recorded July 12, 2005 in Instrument No. 20050712-0087[illegible] Register's Office for Davidson County, Tennessee. The said Anne S. Arney having since married. Her spouse, Steven L. Gilpatrick joins in this conveyance for the purpose of conveying any and all rights in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Plat Book 1130, Page(s) 13, Register's Office for said County.

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

unimproved ( )
This is improved ( X ) property, known as 3820 Woodmont Lane, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 21st day of December, 2007.

Anne S. Arney

Steven L. Gilpatrick

Davidson County DEEDWARR
Recvd: 12/31/07 13:00 2 pgs
Fees:13.00 Taxes:1500.72

20071231-0149102

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anne S. Arney, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of December, 2007.

Notary Public

My Commission Expires:

(SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven L. Gilpatrick, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of December, 2007.

Notary Public

My Commission Expires:

(SEAL)

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

**RETURN TO:**
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
Phone: (615)515-3530