RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 28960
(Davidson County File Box 9-B)

BILL GARRETT, Davidson County
Trans: T20090064101 DEEDWARR
Recvd: 09/18/09 14:41 2 pgs
Fees: 13.00 Taxes: 743.70

20090918-0087428

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $201,000.00

BETH M. BUCK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

Affiant

Subscribed and sworn to before me, this 15th day of September, 2009.

Notary Public

My commission expires:

02-0902-46399

Address of New Owner:	Send Tax Bills to:	Tax Information
Laura B. Hoffman 3198 Hillsboro Pike Nashville TN 37215	~~New Owner~~ Tennessee Bank & Trust 9000 Carothers Parkway ~~Franklin, TN 37067~~	117-07-0-B-307.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Matthew Tomayko and wife, Katherine Tomayko, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Laura B. Hoffman, hereinafter called the Grantees, their successors 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 No. 307, together with Garage No. G-11, Storage Area S-11, on the Plan of The Claridge, of record in Book 5800, Page 63, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of The Claridge Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5896, Page 607, said Register's Office.

Being the same property conveyed to Katherine L. Armfield, unmarried by deed from Robert Frankum and wife, Diana Frankum, dated December 28, 2005, recorded January 4, 2006, of record in Instrument No. 20060104-0001214, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Matthew Tomayko and wife, Katherine Tomayko by quit claim deed from Katherine Tomayko f/k/a Katherine L. Armfield, dated April 24, 2009, recorded 9-18-09, of record in Instrument No. 20090918-0087427, Register's Office for Davidson County, Tennessee

Katherine L. Armfield is one and the same as Katherine Tomayko.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3198 Hillsboro Pike, Nashville, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 24 day of April, 2009.

Matthew Tomayko

Katherine Tomayko

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Matthew Tomayko and Katherine Tomayko, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 24th day of April, 2009.

Cindy R. Alexander
Notary Public

CINDY R. ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2012

My Commission expires 11/07/2012