This Instrument Prepared by:
Title Corporation of America
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 1104047
After Recording please return to:
Tressler & Associates, PLLC
125 N. Castle Heights Ave, Suite B, Lebanon, TN 37087
File No. _____

BILL GARRETT, Davidson County
Trans:T20110024264 DEEDWARR
Recvd: 04/26/11 09:41 2 pgs
Fees:13.00 Taxes:2848.63
20110426-0031696

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater for this transfer is **$769,900.00**

Affiant

Subscribed and sworn to before me, this 20th day of April, 2011

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My commission expires: 6-2-2013

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
Joseph Scott Tomichek 435 Royal Oaks Dr Nashville, TN 37205	new owner	11615003400

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Christopher P. Long and Sandra L. Long, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joseph Scott Tomichek and Ashley R. Tomichek, husband and wife,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **DAVIDSON County, Tennessee,** described as follows; to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 1 on the Map of Resubdivision of Royal Oaks, Section "B", as of record in Plat Book 1424, Page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
>
> Being that same property conveyed to Christopher P. Long and wife, Sandra L. Long by Warranty Deed from Robert E. Henry and spouse Melissa C. Henry dated September 15th, 2008 and recorded on September 16th, 2008 of record at Instrument No. 20080916-0094556, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2011 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This property is improved property known as
435 ROYAL OAKS DR, NASHVILLE, Tennessee 37205-3436

Init _____ Init _____

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, we Christopher P. Long and Sandra L. Long, sign this Warranty Deed on this the 20th day of April, 2011

Christopher P. Long

Sandra L. Long

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christopher P. Long** and **Sandra L. Long,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 19h day of April, 2011



Tamilyn Derryberry
Notary Public

My Commission Expires:
April 28, 2014