Davidson County DEEDWARR
Recvd: 08/08/06 12:08 2 pgs
Fees:13.00 Taxes:551.08
20060808-0097304

PREPARED BY:
TN TITLE & ESCROW
238 N. Lowry
Smyrna, TN 37167

WARRANTY DEED

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON
~~THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,940.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY 2006.

Notary Public
My Commission Expires: 7-22-07

THIS INSTRUMENT WAS PREPARED BY
TN TITLE & ESCROW, 238 N. Lowry, Smyrna, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason M. Zito **5948 Colchester Drive** **Hermitage,TN 37076**	**SAME**	**087-05-0-A-057.00 CO**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Brandon J. Crysler and Casey Lightbody Crysler

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason Zito, a single man

HEREINAFTER CALLED THE GRANTEES, ***His /Her / Their*** HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Attached Exhibit A – Legal Description

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD.

Unimproved ( )
This is improved (X) property known as **5948 Colchester Drive, Hermitage, TN 37076**

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), He/Her/ Their*** heirs and assigns forever, and ***do(es)*** covenant with the said ***GRANTEE(S)*** that I/we have 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 ***do(es)*** further covenant and bind ***myself/ourselves, my/our*** heirs and representatives, to warrant and forever defend the title to the said land to the said ***GRANTEE(S),his/her/ 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 our hands this

Brandon J. Crysler

Casey Lightbody Crysler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brandon J. Crysler and Casey Lightbody Crysler, the ***bargainor(s)*** 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 28th day of July 2006.

Notary Public
Commission Expires: 4/28/07

KEITH B. GOBER NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee being Lot No. 110 on the Plan of Farmingham Woods, Section I, Phase II, of record in Plat Book 7900, Page 306, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Brandon James J. Crysler and Casey Lyw Lightbody, having since married now known as Casey L. Crysler, by Warranty Deed from Kelly L. Hamilton, of record in Instrument No. 20040712-0082371, Register's Office for Davidson County, Tennessee.

BRANDON JAMES CRYSLER AND BRANDON J. CRYSLER ONE THE SAME PERSON.