THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Bank of America
P.O. Box 1675
Coraopolis, PA 15108

MAP PARCEL NUMBERS
Map & Parcel No.:84.11-0-57.00

RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075

Davidson County DEEDWARR
Recvd: 08/25/06 12:34 2 pgs
Fees:13.00 Taxes:419.97
20060825-0105297

# WARRANTY DEED

**THIS INDENTURE**, made and entered into this 22nd day of August, **2006**, by and between **Heather Elise Brown-Bondie, married**, party of the first part, and **Lisa Ann Riassetto**, unmarried, party of the second part,

**WITNESSETH**: That for and in consideration of **$113,506.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

**Land in Davidson County, Tennessee, described as follows, to-wit:**

**Land in Davidson County, Tennessee, being Lot No. 269, on the Map of Maplecrest Subdivision, not of record.**

**SAID LOT FRONTS 85 feet on the North side of Maplecrest Drive and runs back 150 feet on the westerly side and 110 feet on the easterly side. Said lot begins at a point in the northerly margin of Maplecrest Drive 95 feet westerly from a monument at the beginning of a curve in the northwesterly intersecting corner of Maplecrest Drive and Dannywood Drive; thence northward 110 feet with the line between Lots 269 and 268, to a point in the southerly boundary of Lot 305; thence northwesterly with the line of Lot 305 to a point being the common corner of lots 269, 303 and 305; thence westerly with the line of Lot 303, 45 feet to the common corner of Lots 269, 270, 302 and 303; thence southwardly with the line of Lot 270, 150 feet to a point in the margin of Maplecrest Drive; thence easterly 85 feet to the beginning.**

**BEING the same property conveyed to Ken Vaughn and wife, Heather Elise Vaughn by deed from Jonathan Michael Adams and wife, Nikki Lynn Adams, of record in Book/Instrument No. 20030519-0068231 Register's Office, Davidson County, Tennessee, dated 5-13-03 and recorded 5-19-03, and being further conveyed to Heather Elise Brown (Formerly Heather Elise Vaughn) by Quit Claim Deed from Kenneth D. Vaughn of record in Instrument No. 20050919-0112295 Register's Office for Davidson County, dated 8-31-05 and recorded 9-19-05. The said Heather Elise Brown has since married Christopher Bondie and goes by Heather Elise Bondie. Heather Elise Vaughn, Heather Elise Brown, Heather Elise Bondie and Heather Elise Brown-Bondie are one in the same person.**

**Christopher Bondie, spouse of Heather Elise Brown-Bondie, joins in this conveyance to convey any and all interest, marital or otherwise, that he may have in the above referenced property, now or hereafter.**

**The above referenced property is also known as: 2248 Maplecrest Drive, Nashville, Tennessee 37214.**

**THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing on the Map of Maplecrest Subdivision which is not of record; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.**

**The above legal description is identical to the one in the previous deed of record.**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above written.

**Christopher Bondie**

Heather Elise Brown-Bondie
**Heather Elise Brown-Bondie**

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Christopher Bondie and Heather Elise Brown-Bondie, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 22nd day of August, **20 06**.

My commission expires 2/27/10

Christy D. Landrum
Notary Public

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$113,506.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Esta Brady
Affiant

Subscribed and sworn to before me this 22nd day of August, 20 06.

Rachel Atkinson
Notary Public

My commission expires: 10/07/2009

RACHEL ATKINSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

PROPERTY ADDRESS:
**2248 Maplecrest Drive**
**Nashville, TN 37214**

**Name and Address of New Owner:**
Lisa Ann Rizzato
2248 Maplecrest Dr.
Nashville TN 37214