WARRANTY DEED 9306

BOX 13
12387

TERRY L. KISTLER
Comm# DD0660129
Expires 8/29/2010
Florida Notary Assn., Inc

STATE OF **TENNESSEE**
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$133,400.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **19TH DAY OF OCTOBER, 2006**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Nashville, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas C. Chandler	Bank of America, N.A	**150-01-0 364.00**
(NAME) **2821 Lera Jones Drive**	P.O. Box 1675 (NAME)	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) Coraopolis, PA 15108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Christian B. Pizzo and wife Stephanie Pizzo**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas C. Chandler, III** * HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*A.k.A. Thomas C. Chandler and wife, Merritt F. Chandler

Being Lot No. 85 on the Plan of Edge-O-Lake Estates, Section 18-D, of record in Book 5060, page 117, Register's Office for Davidson County, Tennessee.

Said Lot No. 85 fronts 80 feet on the southwesterly margin of Lera Jones Drive and extends back 152.68 feet on the northwesterly line and 152.62 feet on the southeasterly line to a dead line in the rear, measuring 80 feet thereon.

Being the same property conveyed to **Christian B. Pizzo and wife Stephanie Pizzo** by deed of record in Instrument 200406240075110, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **2821 Lera Jones Drive, Antioch, TN 37013**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

Davidson County DEEDWARR
Recvd: 10/26/06 14:47 2 pgs
Fees:13.00 Taxes:493.58
20061026-0133080

Witness my/our hand(s) this 19th day of October, 2006.

Christian B. Pizzo

Stephanie Pizzo

State of Florida County of Volusia

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Christian B. Pizzo and Stephanie Pizzo 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 at Daytona Beach, Florida, this 19th day of October, 2006.

Commission expires:

Notary Public

TERRY L. KISTLER
Comm# DD0560129
Expires 8/29/2010
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