Davidson County DEEDWARR
Recvd: 10/03/08 14:57 3 pg
Fees:18.00 Taxes:470.38

20081003-0100954

Return to:

Service Escrow & Title, Inc.
6001 Jackson Square Blvd. Ste. 700
Lavergne, TN 37086

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
578778 577898
Liz Barber

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Jessica Joan Caine	(NAME) Guaranty Trust Company	163-040-A-348.0000
(STREET ADDRESS OR ROUTE NUMBER) 3001 Hamilton Church Rd. #348	(STREET ADDRESS) P.O. Box 1218	
(CITY) (STATE) (ZIP) Antioch, TN 37013	(CITY) (STATE) (ZIP) Murfreesboro, TN 37133	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Sarah Krysalka and Kristopher E. Krysalka, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Jessica Joan Caine, unmarried the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. 20060814-0099657 in the Register's Office of Davidson County, Tennessee.

STATE OF TN
COUNTY OF Rutherford

The actual consideration or value whichever is greater, for this transfer is $127,130.00

Affiant

Subscribed and sworn to before me this the 30th day of SEPTEMBER 2008.

Notary Public Amanda Haneline

My commission expires:
3-2010

(Affix Seal)

AMANDA HANELINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

This is unimproved ( ), known as 3001 Hamilton Church Road, #348, Antioch, TN 37013

improved (y)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 22nd day of May, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sarah Krysalka
Sarah Krysalka

Kristopher E. Krysalka
Kristopher E. Krysalka

STATE OF TN
COUNTY OF Knox

Personally appeared before me, Bethney S. Wilken, a Notary Public in and for said County and State, Sarah Krysalka, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May, 2008.

Notary Public
My Commission Expires:

(This area for official notarial seal)

BETHNEY S WILKEN
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY, TN

STATE OF TN Commission Expires: 11/08/2008
COUNTY OF Knox

Personally appeared before me, Bethney S. Wilken, a Notary Public in and for said County and State, Kristopher E. Krysalka, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May, 2008.

Notary Public
My Commission Expires:

(This area for official notarial seal)

BETHNEY S WILKEN
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY, TN

Commission Expires: 11/08/2008

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 348 on the Plan of Hamilton Crossings Townhomes, a Planned Unit Development, as described according to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040212-0016945, as amended in Instrument No. 20040226-0022076, Instrument No. 20050310-0026734, Instrument No. 20050701-007531 and Instrument No. 20060206-0014793, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Sarah J. Boan, a single woman, by deed from R. J. York Homes, LLC, a limited liability company, of record in Instrument No. 20060814-0099657, in the Register's Office for Davidson County, Tennessee, dated August 3, 2006. The said Sarah J. Boan is now known as Sarah Krysalka.