WARRANTY DEED

MY COMMISSION EXPIRES: NOVEMBER 21, 2010

PAIGE B. MAYERICK NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robin Giannattasio	Bank of America	174-11A-546
(NAME)	(NAME)	
2049 Leefield Drive	801 Crescent Centre Dr. #510	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Franklin, TN 37067	
(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, Pensco Trust Company Custodian, FBO Brian Chrastil, IRA account #CH1KW, 2049 Leefield Dr. Antioch, TN 370 and 13, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robin Giannattasio, an unmarried woman, 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:

Being Lot No.125, on the plan of Cane Ridge Farms Subdivision, Phase 2, Section 1, as the same appears of record in Instrument No. 20070703-0079200, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Pensco Trust Company Custodian, FBO Brian Chrastil, IRA account # CH1KW, 2049 Leefield Dr. Antioch, TN 37013, by deed of record in Instrument No. 20071228-0148337, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2049 Leefield Drive, Cane Ridge, 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.

BILL GARRETT, Davidson County
Trans:T20100055086 DEEDWARR
Recvd: 09/02/10 11:14 2 pgs
Fees:13.00 Taxes:517.63
20100902-0069881

Witness our hands this 27th day of August, 2010.

Pensco Trust Company Custodian, FBO Brian Chrastil, IRA account #CH1KW, 2049 Leefield Dr. Antioch, TN 370

By: 8/27/10
Jeanny Lo, Vice President

STATE OF California
COUNTY OF San Francisco

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Jenny Lo, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Vice President for Pensco Trust Company Custodian, FBO Brian Chrastil, IRA account # CH1KW, 2049 Leefield Dr. Antioch, TN 37013 and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledges that she is the Vice President of the maker or constituent of the make, and is authorized by the maker of the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at San Francisco CA this 27 day of August, 2010.

Commission expires:
April 9, 2013

Notary Public

JASON DAVIS GRIFFITH
Commission # 1843801
Notary Public - California
San Francisco County
My Comm. Expires Apr 9, 2013