File No. 130144

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130029584 DEEDWARR
Recvd: 04/11/13 10:37 2 pgs
Fees:13.00 Taxes:554.63
20130411-0035896

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-29-2015

(AFFIX SEAL)

DARLENE EDWARDS NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anyka Y. Taylor	United Wholesale Mortgage	041-01-OA-122.00 CO
(NAME)	(NAME)	
5317 Ryan Allen Circle	1414 East Maple Road	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Troy, MI 48083	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Britton C. Burton, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anyka Y. Taylor, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Cobblestone Creek Phase Three of record as Instrument No. 20081023-0106163, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Britton C. Burton, unmarried, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated January 21, 2010 and recorded January 22, 2010, as Instrument No. 20100122-0005607, Registers Office for Davidson County, Tennessee.

Kaitlin Leigh Burton, wife of Britton C. Burton, herein joins to convey any and all right and interest she may have; especially her marital rights.

Declaration of Covenants, Conditions and Restrictions , including liens for annual and special assessments, for Cobblestone Creek of record as Instrument No. 20041208-0146322, said Register's Office.

Right-of –Way easement granted to Tennessee Natural Gas lines, Inc., of record in Book 2493, page 137, said Register's Office.

Stormwater Detention Agreement of record as Instrument No. 20071119-0135018, said Register's Office.

Deed for open space of record in Instrument No. 20110916-0072157, said Register's Office.

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unimproved ☐

This is improved ☒ property, known as 5317 Ryan Allen Circle, Whites Creek, TN 37189

(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.

Witness my hand this 28th day of March, 2013.

Britton C. Burton

Kaitlin Leigh Burton

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Britton C. Burton and Kaitlin Leigh Burton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of March, 2013.

Commission expires:

Notary Public

REBECCA CAMPBELL
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 01-26-2016