(2)

Karen Johnson Davidson County
Batch# 393028 DEEDWARR
04/29/2020 10:33:26 AM 4 pgs
Fees: $23.00 Taxes: $2,812.00
20200429-0044686

GENERAL WARRANTY DEED

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel:**
Laura Peters **631 Oakland Ridge** **Monroe, GA 30655**	**New Owner**	**105-02-1E-001.00 CO**

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, whichever is greater, is ~~$760,000.00~~.

Affiant

Sworn to and subscribed before me this 27th day of April, 2020.

Carrie Borden
Notary Public

My commission expires: 12/6/21

Carrie Borden State of Tennessee Notary Public Williamson County My Commission Expires December 6, 2021

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **DANIEL C. BURTON, an unmarried man** (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **LAURA PETERS, an unmarried woman** (the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is improved property known as **925 Southside Place, Nashville, Davidson County, Tennessee**.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 27 day of April 2020.

GRANTOR:

DANIEL C. BURTON

STATE OF TENNESSEE
COUNTY OF Williamson

On this 27 day of April, 2020, before me personally appeared Daniel C. Burton to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand, at office, this 27 day of April, 2020.

Notary Public

My Commission Expires: 10.5.2020

GREGORY S. PEIRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Unit No. A, on the Horizontal Property Regime for Declaration of Covenants, Conditions and Restrictions for Townhomes at 925 Southside Place, as recorded in the Master Deed of record in Instrument No. 20161118-0122052, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to YVONNE BURTON, AN UNMARRIED WOMAN, by deed from DUANE HARRISON AND DONNA HARRISON, of record in Instrument No. 20180614-0057106, dated May 25, 2018, said Register's Office.

Further being the same property conveyed to DANIEL C. BURTON, AN UNMARRIED MAN, by quitclaim deed from YVONNE BURTON, AN UNMARRIED WOMAN, or record in Instrument No. 20200423-0042656, dated April 22, 2020, said Register's Office.

Exhibit B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 105-02-1E-001.00 CO.

2. Matters shown on the Plan of record in Plat Book 4860, page 25, said Register's Office.

3. Declaration of Covenants, Conditions and Restrictions for Townhomes at 925 Southside Place, as recorded in the Master Deed of record in Instrument No. 20161118-0122052, said Register's Office.

4. Restrictive Covenants contained in instrument of record in Book 4220, page 723 and Book 6350, page 905, said Register's Office.