FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **255,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 09/22/2020 Hillary Torrence Notary Public MY COMMISSION EXPIRES: 12/05/2020 (AFFIX SEAL)

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

This Instrument Prepared By ~~and Return To~~:

Karen Johnson Davidson County
Batch# 481886 **DEEDWARR**
09/24/2020 10:11:43 AM 3 pgs
Fees: $18.00 Taxes: $943.50

20200924-0109783

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #20-3166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Wesley Arning and Megan Lois Arning, a married couple	Primary Residential Mortgage, Inc.	**041-10-0-012.00**
(NAME) **1332 Cheshire Drive**	(NAME) 1480 North 2200 West	
(ADDRESS) **Nashville, TN, 37207**	(ADDRESS) Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James Earl Burton, an unmarried man,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert W. Arning and Megan Arning, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 451, as shown on the map entitled Plan of Bellshire Estates, Section B, of record in Book 2331, pages 128 and 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROBERT D. BURTON, SR., AND FLOSSIE, S. BURTON, HUSBAND AND WIFE, by deed from ROBERT D. BURTON, JR., AND WIFE, MARCIA B. BURTON, of record in Instrument No. 200001200006696, dated December 30, 1999, said Register's Office. FLOSSIE, S. BURTON having since died on or about December 20, 2000, leaving, ROBERT D. BURTON, SR., as surviving tenant by the entirety.

Further being the same property conveyed to ROBERT D. BURTON, SR., AND ROBERT D. BURTON, JR., by quitclaim deed from ROBERT D. BURTON, SR., of record in Instrument No. 20060223-0021301, dated February 15, 2006, said Register's Office.

Further being the same property conveyed to ROBERT D. BURTON, SR., by quitclaim deed from ROBERT D. BURTON, SR., AND ROBERT D. BURTON, JR., of record in Instrument No. 20071010-0120617, dated October 1, 2007, said Register's Office.

Further being the same property conveyed to ROBERT D. BURTON, SR., UNMARRIED AND JOSHUA ADAM BURTON, UNMARRIED, AS TENANTS WITH RIGHT OF SURVIVORSHIP, by quitclaim deed from ROBERT D. BURTON, SR., of record in Instrument No. 20110414-0028692, dated April 12, 2011, said Register's Office.

Further being the same property conveyed to ROBERT D. BURTON, SR., AND JOSHUA ADAM BURTON, AS TO A LIFE ESTATE, by quitclaim deed from ROBERT D. BURTON, SR., UNMARRIED AND JOSHUA ADAM BURTON, UNMARRIED, AS TENANTS WITH RIGHT OF SURVIVORSHIP, of record in Instrument No. 20120209-0011760, dated February 8, 2012, said Register's Office.

Further being the same property conveyed to ROBERT D. BURTON, SR, by quitclaim deed from JOSHUA ADAM BURTON, of record in Instrument No. 20171113-0116475, dated November 8, 2017, said Register's Office. ROBERT D. BURTON, SR., having since died testate on or about December 8, 2017, Pursuant to the Last Will and Testament of ROBERT BURTON SR., in The Seventh Circuit Court for Davidson County, Tennessee, (Probate Division), Case No. 17P-2181, said property is to be administered as part of the estate, JAMES EARL BURTON having been appointed as Executor, a certified copy of which is of record in Instrument No. 20180502-0041823, said Register's Office.

Being the same property conveyed to JAMES EARL BURTON, by Quitclaim Deed from JAMES EARL BURTON, EXECUTOR OF THE ESTATE OF ROBERT DONALD BURTON, SR., of record as Instrument No. 20190307-0020941, dated March 06, 2019, said Register's Office.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1332 Cheshire Drive, Nashville, TN 37207**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **22nd** day of **September ,2020.**

James Earl Burton

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **James Earl Burton**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **22nd** day of **September, 2020.**

NOTARY PUBLIC

My Commission Expires: 10/26/2020

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return To: Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064