15202

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 324,800.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December, 2020.

Notary Public
COMMISSION EXPIRES: 10-2-2023

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

ARTRINNA MINNIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ramiro Peiro Martinez Danay Torres Zamora	Paramount Residential	183 05 0A 014.00
(NAME)	(NAME)	
708 Pinwheel Court	1265 Corona Pointe Ct.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Corona CA 92879	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 526181 **DEEDWARR**
12/08/2020 10:27:44 AM 2 pgs
Fees: $13.00 Taxes: $1,201.76

20201208-0142255

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, **Christopher E. Burton and Laurel L. Burton, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ramiro Peiro Martinez and Danay Torres Zamora, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 14, Phase One, Section Two, October Woods Subdivision, as shown by plat of record in Plat Book 7900, Page 909, and Amended in Book 9700, Page 54 and 55, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Christopher E. Burton and Laurel L. Burton, husband and wife by Deed dated July 21, 2005 from Roddie V. Petty, and wife, Traci L. Petty, recorded July 26, 2005 as Instrument #200507260087185, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 708 Pinwheel Court (House Number) (Street) (P.O. Address) Antioch, TN (City or Town) 37013 (Postal Zip)

File No.: 3530-20
Warranty Deed Individual LES rev. 09-2018

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. successors 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, 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.

Witness my hand this 4th day of December, 2020.

Christopher E. Burton

Laurel L. Burton

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Christopher E. Burton and Laurel L. Burton, 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 as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 4th day of December, 2020.

S. Nixon Pressley

Commission Expires: 02/10/2021

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE