Karen Johnson Davidson County
Batch# 595491 DEEDWARR
03/19/2021 08:56:40 AM 2 pgs
Fees: $13.00 Taxes: $74.00
20210319-0036475

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
9th DAY OF March,2021.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: My Commission Expires
(AFFIX SEAL) January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 030
Austin Butler	Same	GROUP 00 0
5115 Whites Creek Pike	New Owner	PARCEL 097.00
Whites Creek, Tennessee 37189		

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,

Gary Pace, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Austin T.Burton and wife Anna Burton

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. 3 on the Plan of J.W. Hobbs Subdivision of record in Book 3842, page 42, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gary Pace by warranty deed from David L. Montgomery and Patsy R. Tomlin, as tenants in common, dated November 26, 2013 and filed of record in Instrument No. 20131127-0121823, FURTHER CONVEYED to Gary Pace by Quitclaim Deed dated September 6, 2014 and filed of record in Instrument No.20140911-0083413, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **6712 Whites Creek Pike, Whites Creek, Tennessee 37189.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 9th day of March, 2021.

Gary Pace

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Gary Pace, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of March, 2021.

NOTARY PUBLIC

My Commission Expires:
4-18-2022

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 4-18-2022

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027