Karen Johnson Davidson County
Batch# 731857 DEEDWARR
10/08/2021 10:38:29 AM 2 pgs
Fees: $13.00 Taxes: $930.51
20211008-0135482

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:
Keith L. Duty & Verner E. Duty **5196 Pebble Creek Drive** **Antioch, TN 37013**	**Caliber Home Loans, Inc.** **P.O. Box 650856** **Dallas, TX 75265**	**149-07-0B-053.00 CO**

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, whichever is greater, is **$251,489.00**

Affiant

Sworn to and subscribed before me this 6th day of October, 2021.

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 Grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **DANIEL BURTON, TRUSTEE FOR THE BURTON FAMILY TRUST** (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **KEITH L. DUTY AND VERNER E. DUTY, HUSBAND AND WIFE** (Collectively, the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 223, as shown on the map entitled the Final Plat of Canyon Ridge, Phase Two, of record in Plat Book 9700, page 805, as amended by Instrument No. 2031124-0170362, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

STEPHANIE GOFF AND DENNY STAMPS further conveyed their said interest in said property by Quitclaim Deed unto DANIEL BURTON, TRUSTEE FOR THE BURTON FAMILY TRUST, of record as Instrument No. 20150126-0007442, dated December 22, 2014, said Register's Office.

ROLLING HILL VILLAGE, A TENNESSEE GENERAL PARTNERSHIP further conveyed said interest in said property by Quitclaim Deed unto BURTON FAMILY TRUST, of record as Instrument No. 20170405-0033313, dated March 31, 2017, said Register's Office.

This is improved property known as **5196 Pebble Creek Drive, Antioch, Tennessee 37013.**

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 follows:

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.
2. Matters shown on the Plan of record in Plat Book 9700, page 805, as amended by Instrument No. 20031124-0170362, said Register's Office.
3. Restrictive Covenants contained in instrument of record as Instrument No. 20031002-0145846, as amended by Instrument Nos. 20031218-0180508 and 20041008-0121636, said Register's Office.
4. Deed of Conveyance of record in Book 7097, page 193, said Register's Office.
5. Stormwater Detention Agreement of record as Instrument No. 20030115-00006324, said Register's Office.

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 6 day of October 2021.

GRANTOR:

BURTON FAMILY TRUST

By: _____ Trustee
Name: DANIEL BURTON
Its: TRUSTEE

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Daniel Burton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Trustee of Burton Family Trust the within named bargainor, a Trust, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Daniel Burton as Trustee.

Witness ~~my hand and~~ official seal on this 6 day of October, 2021.

_____
~~Notary Public~~
My Commission Expires: 10-26-24

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY