THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220641477** Karen Johnson Davidson County Batch# 890560 DEEDWARR 07/18/2022 02:43:33 PM 2 pgs Fees: $13.00 Taxes: $5,938.50 20220718-0082156	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,605,000.00. Margaret Smith Affiant Subscribed and sworn to before me, this 14th day of July, 2022. J. Denise Woods Notary Public My Commission Expires: SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

WARRANTY DEED

Address New Owner: Carli C. Horton and Alex A. Horton 1609 Burton Avenue Nashville TN 37215	Send Tax Bills To: CapStar Bank 2002 Richard Jones Rd Ste 300A Nashville TN 37215	Tax Information: Tax Parcel ID No. 117-15-0S-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas M. Aune and Patricia H. Aune, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carli C. Horton and Robert A. Horton, wife and husband** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "A" on the plan of Burton Commons, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Burton Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20110930-0076030, and amended in Instrument No. 20120518-0043401, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to THOMAS M. AUNE AND PATRICIA H. AUNE, HUSBAND AND WIFE, by deed from BURTON COMMONS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20120705-0059195, dated July 3, 2012, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 117-15-0S-001.00 CO.

Matters shown on the Plan of record in Plat Book 547, page 128, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20111115-0089008, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20110930-0076030 and amended in Instrument No. 20120518-0043401, said Register's Office.

This is improved property located at 1609 Burton Avenue Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of July, 2022.

Thomas M. Aune

Patricia H. Aune

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas M. Aune and Patricia H. Aune, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July, 2022.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025