Box 14A
23587-4

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110074269 DEEDWARR
Recvd: 11/23/11 11:47 2 pgs
Fees:13.00 Taxes:444.00
20111123-0091790

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$120,000.00.**

Affiant

Subscribed and sworn to before me, this the 21st day of November, 2011.

Notary Public

My commission expires: 10-21-12
(AFFIX SEAL)

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
George J. Elizer	**New Owner**	**Map 102-04-0, Parcel 118.00**
6461 Thunderbird Drive		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jeffrey Thomas Burke, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

George J. Elizer and wife, Robbin A. Elizer

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. 1104 on the Plan of Charlotte Park, Section 19, of record in Book 3600, page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Nevada Swafford-Burke and Jeffrey Thomas Burke, as Joint Tenants with Right of Survivorship, by Deed from Thomas M. Roark and wife, Alice F. Roark, of record in Book 9875, Page 300, dated November 17, 1995, Register's Office for Davidson County, Tennessee. The said Nevada Swafford-Burke having since died on June 5, 2004. The property was vested in Jeffrey Thomas Burke as tenant with right of survivorship.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements 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.

This instrument is being executed on behalf of Jeffrey Thomas Burke, pursuant to a Power of Attorney executed by same on the 15th day of November, 2002, of record in Instrument No. 20090728-0070538, Register's Office for Davidson County, Tennessee.

This is improved (__X__) Unimproved (____) property, known as **6461 Thunderbird Drive, Nashville, TN 37209**

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 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/our hand(s) this **21st** day of **November, 2011.**

Jeffrey Thomas Burke
Jeffrey Thomas Burke

By: James C. Catron, attorney in fact
James C. Catron, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **James C. Catron,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Jeffrey Thomas Burke,** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Jeffrey Thomas Burke** for the purpose therein contained, by signing the name of **Jeffrey Thomas Burke** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **21st** day of **November, 2011.**

My Commission expires: 10-21-12

Notary Public

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY