TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES March 3, 2015 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $95,000.00 Affiant Subscribed and sworn to before me, this 15th day of June, 2012. Notary Public My commission expires: 3-3-15

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120048253 DEEDWARR
Recvd: 06/29/12 15:34 2 pgs
Fees:13.00 Taxes:351.50
20120629-0057490

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Elizabeth R. Buruca	**New Owner**	**Map\Parcel: 148-03-0-031.00**
183 Luna Drive		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

Paul Gasser, Jr., Wanda Gayle Baker and Kristi L. Holland, Administrator of the Estate of Wallace Curtis Elmore, Jr., the legal heirs of W.C. Elmore, a/k/a Wallace Curtis Elmore, Sr.

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

Elizabeth R. Buruca, a single woman

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. 205 on the Plan of Cherokee Hills, Section Two, a plat of which is of record in Book 3106, Page 149, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to W.C. Elmore and wife, Nellie Elmore by Warranty Deed from Donald Ray Clemons and wife, Victoria E. Rose Staudt (now Clemons), of record in Book 5271, Page 95, dated April 7, 1978, Register's Office for Davidson County, Tennessee. Nellie Elmore predeceased W.C. Elmore a/k/a Wallace Curtis Elmore, Sr., and W.C. Elmore, (Sr.) has since died. The legal heirs of W.C. Elmore a/k/a Wallace Curtis Elmore, Sr., as named in his Last Will and Testament are Wanda Gayle Baker, Paul Gasser, Jr., and Wallace Curtis Elmore, Jr. A copy of the Last Will and Testament of W. C. Elmore a/k/a Wallace Curtis Elmore, Sr., is attached as an Exhibit to Affidavits of Heirship as recorded in Instrument No. 20120629-0057488, and Instrument No. 20120629-0057489, in the Register's Office for Davidson County, Tennessee. Wallace Curtis Elmore, Jr., died intestate May 14, 2012, and his Estate was admitted to Probate in the Seventh Circuit Court of Davidson County, Tennessee, Case No. 12P-884, with Kristi L. Holland being appointed as Administrator.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 3106, Page 149, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 3464, Page 73, Register's Office for DAVIDSON County, Tennessee.

Sewer and Drainage Easement to Metro of record in Book 6161, Page 206, Register's Office for DAVIDSON County, Tennessee.
Subject tothe flow of any stream across the subject property and any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 183 Luna Drive, Nashville, TN 37211.

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 15th day of June, 2012.

By: Paul Gasser, Jr., Legal Heir of W.C. Elmore,
a/k/a Wallace Curtis Elmore, Sr.

By: Wanda Gayle Baker, Legal Heir of W.C. Elmore
a/k/a Wallace Curtis Elmore, Sr.

By: Kristi L. Holland, Administrator of the Estate of
Wallace Curtis Elmore, Jr., Legal Heir of W.C. Elmore
a/k/a Wallace Curtis Elmore, Sr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Paul Gasser, Jr., the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2012.

Notary Public

My Commission Expires: 2-19-13

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Wanda Gayle Baker, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2012.

Notary Public

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A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Kristi L. Holland, Administrator of the estate of Wallace Curtis Elmore, Jr., the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2012.

Notary Public

My Commission Expires: 2-19-13

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: **120285SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027