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GSRM

BILL GARRETT, Davidson County
Trans:T20120070062 DEEDWARR
Recvd: 09/17/12 16:15 2 pgs
Fees:13.00 Taxes:1942.50
20120917-0084516

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $525,000.00. Affiant Subscribed and sworn to before me, this 14th day of September, 2012. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 3, 2015

Address New Owner As Follows: George A. Burke and Lea L. Burke 6380 Chickering Circle Nashville, TN 37215	Send Tax Bills To: Franklin Synergy Bank 3301 Aspen Grove Drive Franklin, TN 37067	Map-Parcel Number: 091.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEE J. GREATHOUSE**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **GEORGE A. BURKE AND WIFE, LEA L. BURKE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the plan of Iroquois Meadow as of record in Book 5050, page 86, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Lee J. Greathouse and wife, Elizabeth Greathouse, by deed dated March 2, 1983, from Karl E. Haury, recorded on March 2, 1983, in Book 6013, page 868, Register's Office for Davidson County, Tennessee. The said Elizabeth Greathouse having since died leaving Lee J. Greathouse as the surviving tenant by the entirety.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 5050, page 86, Register's Office for Davidson County, Tennessee.

3. Restrictions recorded in Book 5196, page 265, Register's Office for Davidson County, Tennessee.

This is improved property known as: **6380 Chickering Circle, Nashville, TN 37215.**

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 14th day of September, 2012.

Lee J. Greathouse

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LEE J. GREATHOUSE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this 14th day of September, 2012

(Seal) GEORGE L. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

Notary Public

My Commission Expires: _____