Davidson County DEEDQC
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Fees:12.00 Taxes:0.00
20060519-0058718

This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Rd., Ste. 120
Brentwood, Tennessee 37027

PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES

# QUITCLAIM DEED

| **Address of New Owner:** | **Send Tax Bills To:** | **Map and Parcel No.** |
|---|---|---|
| **Richard A. Walsh** | | 142-03-O-A |
| 353 Deer Lake Dr. | Same | Parcel 353 CO |
| Nashville, TN 37221 | | |

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Marjorie R. Hales** ("Grantor"), this day has bargained and sold, and hereby quitclaims, conveys and transfers her one-half undivided interest unto **Richard A. Walsh** ("Grantee"), his heirs, successors and assigns, the property described as follows:

Unit No. 353 in Deer Lake Retirement Community, a horizontal property regime, as shown on the Plat of Deer Lake Retirement Community recorded in Book 5050, Pages 28 and 29, and as amended in Book 5050, Pages 62 and 63, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5097, Pages 529 through 539 and in Bylaws of Deer Lake Retirement Association, Inc. of record in Book 7556, Page 354, in the Register's Office of Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartment owners and tenants of Deer Lake Retirement Community contained in the aforesaid Master Deed and Bylaws are incorporated in this deed by reference and made a part hereof the same as though copies herein verbatim.

Subject to all of the covenants, terms provisions and conditions set forth in the aforesaid documents including but not limited to the obligation to pay monthly assessments for the maintenance and operation of Deer Lake Retirement Community in accordance with the Master Deed and Bylaws; and

Subject to restrictions on the right to transfer ownership of the above described apartment unit or to lease said unit as set out in the Master Deed and Bylaws.

Being the same property conveyed to Richard A. Walsh and Mary E. Walsh, as Tenants in Common and not as Tenants by the Entireties from Deer Lake Retirement Association, Inc. by warranty deed of record in Deed Book 8450, Page 440, Register's Office for Davidson County, Tennessee, Marjorie Hales being the beneficiary of Mary E. Walsh's interest in the property (Estate of Mary E. Walsh; Davidson County Probate Court No. 04P-1915).

This conveyance is subject to all existing covenants and easements of record.

THIS IS IMPROVED PROPERTY commonly known as 353 Deer Lake Dr., Nashville, Tennessee 37221.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 16 day of May, 2006.

Marjorie R. Hales
**Marjorie R. Hales**

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $ -0- .

Lynda K. Towe
Affiant

Sworn to and subscribed to before me,
this the 16th day of May, 2006.

R. Francene Kavin
Notary Public
My Commission Expires: 11/19/2008

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Marjorie R. Hales,** with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of May, 2006.

R. Francene Kavin
Notary Public

My Commission Expires: Nov 19, 2008

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.