Davidson County DEEDWARR
Recvd: 05/21/07 11:10 2 pgs
Fees:13.00 Taxes:222.00

20070521-0060179

REGINA E. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$60,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MAY 2007.

Notary Public Regina E. Johnson

MY COMMISSION EXPIRES: May 24, 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Plantation Title, LLC, 7620 Highway 70S, Suite 214, Nashville, TN 37221

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy D. Dailey and	**Billy D. Dailey and**	**142-03-0-A-303.00**
Mary Janet Wattenbarger	**Mary Janet Wattenbarger**	
303 Deer Lake Drive	**303 Deer Lake Drive**	
Nashville, TN 37221	**Nashville, TN 37221**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/We, **George Kerezsy, married and Nancy Coker, married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Billy D. Dailey, unmarried and Mary Janet Wattenbarger, unmarried** 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:
303 Deer Lake Drive, Unit 303 Nashville, TN 37221

Unit No. 303 Deer Lake Retirement Community, a horizontal property regime, as shown on the Plat of Deer Lake Retirement Community recorded in Book 5050, Page 28 and 29, and as amended in Book 5050, Page 62 and 63, Register's Office for Davidson County Tennessee, and described in 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 copied 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 John Kerezsy, George Kerezsy and Nancy Coker by deed from John Kerezsy of record in Instrument Number 20070206-0015236, Register's Office for Davidson County.
John Kerezsy deceased as of February 20, 2007

Unimproved ☐

This is improved **X**

303 Deer Lake Drive, Unit 303 Nashville, TN 37221

(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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 we do covenant with 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 our hands this 14th day of May 2007

Nancy Coker

George Kerezsy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **George Kerezsy, married and Nancy Coker, married** with whom I am personally acquainted and who upon their oath acknowledged themselves to be the persons who executed the foregoing instrument for the purposes there contained.

Witness my hand and official seal this 14th day of May 2007.

Commission expires: May 24, 2008

Regina E. Johnson Notary Public

REGINA E. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.