WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/21/08 09:46 2 pgs
Fees:13.00 Taxes:310.80
20081021-0105422



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Madge H. Fuson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: February 21, 2012.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Madge H. Fuson	Madge H. Fuson	142-03-0A-424.00
(NAME)	(NAME)	
424 Deer Lake Drive	424 Deer Lake Drive	
(ADDRESS)	(ADDRESS)	
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, WE, **John D. Blonshine, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Madge H. Fuson, unmarried and Thomas L. Fuson,** a married man **, as joint tenants with rights of survivorship,** 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:

Unit 424 in Deer Lake Retirement Community, a horizontal Property regime as shown on plat of deer Lake Retirement Community recorded in Book 5050, page 28 and 29 and as amended in Book 5050, page 62 and 63 and in Book 5431, page 293 Register's office of Davidson County, Tennessee and described in a Master Deed recorded in Book 5097, page 529 through 539 and in Bylaws of Deer Lake Retirement Association Inc of record in Book 7556, page 354 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.

Being the same property conveyed to John D Blonshine unmarried by Deed from Deer lake Retirement Association Inc dated September 18th, 2006 and filed for record in Instrument no. 20060922-0117557 register's office of Davidson County, Tennessee.

Subject to any and all matters appearing on the plat of record in Book 5050, page 28 and 29 and amended in Book 5050 page 62 and 63 and further amended in Book 5431, page 293 Register's office of Davidson County, Tennessee.

Subject to any and all easements and restrictions of record in the Register's office of Davidson County, Tennessee.

Subject to the Master Deed of record in Book 5097, page 529 Register's office of Davidson County, Tennessee.

Subject to the Bylaws of record in Book 7556, page 354 Register's office of Davidson County, Tennessee.

The 2008 Taxes have been assumed by the Grantee(s)

unimproved ☐

This is improved ☒ property, known as 424 Deer Lake Drive, 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.

JDB

Witness my hand this 16th day of October, 2008.

John D. Blonshine

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named John D. Blonshine the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of October, 2008.

Commission expires: February 21, 2012

Judith C. Jacobs Notary Public

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO. TN