BILL GARRETT, Davidson County
Trans: T20090059704 DEEDWARR
Recvd: 09/01/09 08:43 2 pgs
Fees: 13.00 Taxes: 230.88
20090901-0081806

Map: 142-03-0-A
Parcel: 404.00

WARRANTY DEED

ADDRESS OF NEW OWNER

Deer Lake Retirement Association, Inc.
P. O. Box 728
Brentwood, Tennessee 37024-0728

This Instrument Prepared By:
J. Terry Price
Guenther, Jordan & Price, P. C.
1150 Vanderbilt Plaza
2100 West End Avenue
Nashville, Tennessee 37203

SEND TAX BILLS TO:

SAME

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $62,400.00.

J. TERRY PRICE
Affiant

Subscribed and sworn to before me this 31 day of August, 2009.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: March 4, 2013

For and in Consideration of the sum of SIXTY-TWO THOUSAND FOUR HUNDRED DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), the Estate of Nettie J. Chandler, Anna McCraw, Executrix, has bargained and sold, and by these presents does transfer and convey to Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, its successors and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

Unit No. 404 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, and in Book 5589, page 949, 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, 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, Bylaws and the Rules and Regulations adopted pursuant to the Bylaws are incorporated in this deed by reference and made a part hereof the same as though copied herein verbatim. The purchasers by acceptance hereof expressly assume and agree to be bound by and comply with 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. The purchasers further specifically acknowledge that their right to transfer ownership of the above described apartment unit or to lease said unit is subject to certain options and restrictions contained in the Master Deed and Bylaws.

Being the same property conveyed to NETTIE J. CHANDLER, by deed from LAURA L. CANNON and CAROL D. HOLLOWAY, of record as Book 6219, page 315, dated January 3, 1984, said Register's Office. The said Nettie J. Chandler having since died. Her Will being filed in Davidson County, Tennessee, Probate Case Number 09P624.

This is improved property, known as 404 Deer Lake Drive, Nashville, Tennessee 37221.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Deer Lake Retirement Association, Inc., its successors and assigns, forever.

Anna McCraw, as Executrix of the Estate of Nettie J. Chandler, represents to Deer Lake Retirement Association, Inc., that the estate is lawfully seized and possessed of the above described land in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein.

There were and are no debts or claims against the estate of Nettie J. Chandler which are or would be payable from the real property described above, whether or not such claims have been filed in the court of Davidson County, Tennessee. There were and are no federal, state, or local taxes, including death taxes on the estate of Nettie J. Chandler which constitute a claim or lien against the property described above. There were and are no Tennessee inheritance taxes due by reason of the death of Nettie J. Chandler which are payable from the real property described above.

Anna McCraw, as Executrix of the Estate of Nettie J. Chandler, hereby binds the estate, its successors, assigns, heirs and representatives, to warrant and forever defend the title to the above described land to Deer Lake Retirement Association, Inc., its successors and assigns, against the lawful claims of all persons.

Witness this 27th day of August, 2009.

ESTATE OF NETTIE J. CHANDLER

BY: Anna McCraw
Anna McCraw, Executrix

STATE OF KENTUCKY)
COUNTY OF CHRISTIAN)

Personally appeared before me, Becky Brown, a Notary Public in and for the above County and State, the within named Anna McCraw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she, in her representative capacity as Executrix, executed the within instrument for the purposes stated above.

Witness my hand and official seal at Hopkinsville, Kentucky this 27th day of August, 2009.

Becky Brown
NOTARY PUBLIC

My Commission Expires: 8/8/2011

BECKY ANN BROWN NOTARY PUBLIC STATE AT LARGE KENTUCKY