BILL GARRETT, Davidson County
Trans:T20100067548 DEEDWARR
Recvd: 10/25/10 13:47 3 pgs
Fees:18.00 Taxes:314.50
20101025-0085314

WARRANTY DEED

G-FSBO-10-0394

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF October, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard V. Young	iServe Residential Lending, LLC	
394 Deer Lake Drive (ADDRESS)	(NAME) 13520 Evening Creek Drive, #400 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	San Diego, CA 92128 (CITY) (STATE) (ZIP)	142-3-A-394.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BILLY JACK WHITLEY AND ANTOINETTE WHITLEY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD V. YOUNG , UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: UNIT NO. 394 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 BILLY JACK WHITLEY AND WIFE, ANTOINETTE WHITLEY BY WARRANTY DEED FROM LOIS I. WILLIAMS, UNMARRIED, RECORDED ON THE 9TH DAY OF DECEMBER, 2009 IN INSTRUMENT NO. 20091209-0112548, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN PLAT BOOK 5050, PAGES 28 AND 29 AND PLAT BOOK 5050, PAGES 62 AND 63, AS AMENDED IN BOOK 5589, PAGE 946; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 9849, PAGE 943; BY-LAWS OF RECORD IN BOOK 5141, PAGE 82, BOOK 5154, PAGE 834, BOOK 5168, PAGE 668 AND BOOK 7556, PAGE 354; HOA CHARTER OF RECORD IN BOOK 5145, PAGE 462; MASTER DEED OF RECORD IN BOOK 5097, PAGE 529; EASEMENT FOR WATER LINE OF RECORD IN BOOK 7542, PAGE 230; AND EASEMENT FOR PUBLIC UTILITIES OF RECORD IN BOOK 8626, PAGE 850 AND INSTRUMENT NO. 20040511-0053727, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 394 Deer Lake Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 15th day of October, 2010.

Billy Jack Whitley

Antoinette Whitley

STATE OF Tennessee
COUNTY OF Davidson

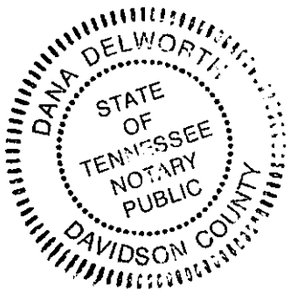
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billy Jack Whitley and Antoinette Whitley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of October, 2010.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903