BILL GARRETT, Davidson County
Trans:T20110032288 DEEDWARR
Recvd: 06/01/11 08:58 2 pgs
Fees:13.00 Taxes:270.10

20110601-0041523

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

STATE OF TENNESSEE }
COUNTY OF Williamson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May, 2011.

Notary Public
Commission expires: 5/8/2012

THIS INSTRUMENT PREPARED BY:
MOUNTAIN LAW GROUP, LLC
1616 WESTGATE CIRCLE, BRENTWOOD TN 37027
Telephone: 615.844.6161 Facsimile: 888.422.5090

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
John Hudson Clark 410 Deer Lake Drive Nashville, TN 37221	Same	142-03-OA-410 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, we,

Vernie R. Taylor, Jimmy D. Taylor and Bobby Lee Taylor, as Joint Tenants with Right of Survivorship

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto

John Hudson Clark

hereinafter called the **GRANTEES**, their successors, heirs and assigns, all of **GRANTORS'** right, title and interest in and to a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 410 in Deer Lake Retirement Community, a horizontal property regime located on hicks Road at Highway 70 South, Nashville, Davidson County, Tennessee 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 Pages 539 and in By-Laws of Deer Lake Retirement Community of record in Book 5141, Pages 82 through 118 of the Register's Office of Davidson County, Tennessee to which reference is hereby made.

Being the same property conveyed to VERNIE R. TAYLOR, A WIDOW, JIMMY D. TAYLOR AND BOBBY LEE TAYLOR, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from DEER LAKE RETIREMENT ASSOCIATION, INC., A TENNESSEE CORPORATION, of record in Book 7380, page 198, dated December 17, 1989, said Register's Office; the said Vernie R. Taylor and Bobby Lee Taylor having since died.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

County and/or City taxes for the year 2011, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 410 Deer Lake Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with all the appurtenances, estate, title, hereditaments and interest thereto belonging to the said **GRANTEES**, their heirs, successors and assigns in fee simple forever.

GRANTORS covenant with said **GRANTEES** that **GRANTORS** are lawfully seized and possessed of said land in fee simple, have full power and lawful authority to sell and convey the same, and that the same is free, clear and unencumbered, unless otherwise set out herein. **GRANTORS** do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the **GRANTEES**, its successors 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.

IN WITNESS WHEREOF, **GRANTORS** have caused this instrument to be executed on this 26th day of May, 2011.

"**GRANTORS**"

Jimmy D. Taylor

ACKNOWLEDGMENT: All acknowledgments shall be under the seal of office of the officer taking same.

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jimmy D. Taylor, the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person/s executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 2011.

My commission expires: 5/8/2012

{Seal}

Notary Public

PATRICIA G. HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires