WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110033379 DEEDWARR
Recvd: 06/03/11 14:02 2 pgs
Fees:13.00 Taxes:277.50
20110603-0042790

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Helen W Baldwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: 12-21-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HELEN W. BALDWIN	SAME	MAP 142-03 A PAR 32300C0
(NAME)	(NAME)	
323 DEER LAKE DRIVE		
(ADDRESS)	(ADDRESS)	
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, **DORIS W. HALL, a single woman, by and through Jo Hughes, Attorney in Fact,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HELEN W. BALDWIN** , HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Unit No. 323 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 5298, page 717, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5097, pages 529 through 539, and in By Laws of Deer Lake Retirement Association, Inc. of recorded in Book 7556, page 354, Register's Office for 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 the covenants, terms, provisions and conditions set forth in the aforesaid documents including but no limited to the obligations to pay monthly assessments for the maintenance and operation of Deer Lake Retirement Community in accordance with the Master Deed and By Laws.

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 By Laws.

Being the same property conveyed to Doris W. Hall by deed of record in Instrument No. 2030509-0062380, Register's Office for Davidson County, Tennessee.

This conveyance is made after the Deer Lake Retirement Community Homeowner's Association made its declaration not to repurchase the above described unit.

Jo Hughes executes this instrument as Attorney in Fact for Doris W. Hall pursuant to Durable Power of Attorney of record in Instrument No. 20110603.0042789 , Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 323 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.

Witness my hand(s) this 1st DAY OF JUNE, 2011.

Doris W. Hall
DORIS W. HALL

Jo Hughes
BY: JO HUGHES, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, JO HUGHES, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and further acknowledged that she is the Attorney In Fact for DORIS W. HALL and is authorized by DORIS W. HALL to execute this instrument on her behalf.

WITNESS my hand and official seal this 1st day of June, 2011

NOTARY PUBLIC

My commission expires: 12-21-2011

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.