BILL GARRETT, Davidson County
Trans:T20110050385 DEEDWARR
Recvd: 08/17/11 08:13 6 pgs
Fees:33.00 Taxes:256.04
20110817-0063271

Map: 142-03-0-A
Parcel: 422.00

WARRANTY DEED

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

SEND TAX BILLS TO:

SAME

This Instrument Prepared By:

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

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $69,200.00.

Affiant

Subscribed and sworn to before me this 15 day of August, 2011.

Notary Public

J. TERRY PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: March 4, 2013

For and in Consideration of the sum of SIXTY NINE THOUSAND-TWO HUNDRED DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), We; Ralph Mitchell Poplin, Virginia Sue Poplin Eversole, Rachael Roberts Hamilton, and Reed Powers Roberts, as the sole heirs at law of Marie B. Poplin, have bargained and sold, and by these presents do 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. 422 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 5431, page 293, 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 Marie B. Poplin, unmarried, by Warranty deed from Deer Lake Retirement Association, Inc. a Tennessee nonprofit corporation, of record as Instrument Number 200006210062608, Register's Office for Davidson County, Tennessee. Marie B. Poplin died testate March 18, 2010 but a formal estate administration was not necessary. Under Tennessee laws of descent and distribution and also under the decedent's Will, all residuary property vests in the decedent's children or, should the predeceased the decedent, their issue, per stirpes. Ms. Poplin was survived by two children, Ralph Mitchell Poplin and Virginia Sue Poplin Eversole. Ms. Poplin's daughter, Linda Lee Poplin Roberts, died December 29, 2001, and is survived by two children, Rachael Roberts Hamilton and Reed Powers Roberts. Affidavits of Heirship are being filed of record contemporaneously with this Warranty Deed in said Register's Office. Marie B Poplin and Marie Baird Poplin are one and the same person and is the decedent and is also the Grantee in the previous conveyance of this property. Rachel Roberts Hamilton and Rachael Roberts Hamilton are one and the same person and is the granddaughter of Marie B. Poplin, is the Rachel Roberts Hamilton referenced in the affidavits of heirship, and is one of the Grantors in this conveyance.

This is improved property, known as 422 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.

Grantors do represent to Deer Lake Retirement Association, Inc., that they are lawfully seized and possessed of the above described land in fee simple; that they have a good right to convey it, and the same is unencumbered, except as described herein.

Grantors do represent to Deer Lake Retirement Association, Inc., that they have never resided at this property and that it has never been used as marital property by anyone and that no marital rights of any kind have attached to this property.

There were and are no debts or claims against the estate of Marie B. Poplin which are or would be payable from the real property described above, whether or not such claims have been filed in the court of Dickson County, Tennessee. There were and are no federal, state, or local taxes, including death taxes on the estate of Marie B. Poplin 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 Marie B. Poplin which are payable from the real property described above.

Grantors do bind themselves, their 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 16th day of August, 2011.

Ralph M. Poplin
RALPH MITCHELL POPLIN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Terry Price a Notary Public in and for the above County and State, the within named Ralph Mitchell Poplin, 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 stated above.

Witness my hand and official seal at Nashville, Tennessee this 16 day of August, 2011.

NOTARY PUBLIC

My Commission Expires: March 6, 2013

J. TERRY PRICE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TN

Witness this 9 day of August, 2011.

Virginia Sue Poplin Eversole

VIRGINIA SUE POPLIN EVERSOLE

STATE OF FLORIDA)
)
COUNTY OF Hillsborough)

Personally appeared before me, Gloria Joyce Carr, a Notary Public in and for the above County and State, the within named Virginia Sue Poplin Eversole, 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 stated above.

Witness my hand and official seal at Lithia, Florida this 9 day of August, 2011.

Gloria Joyce Carr

NOTARY PUBLIC

My Commission Expires: 10-17-13

GLORIA JOYCE CARR
Notary Public - State of Florida
My Comm. Expires Oct 17, 2013
Commission # DD 927210
Bonded Through National Notary Assn.

Witness this 9th day of August, 2011.

Rachael Roberts Hamilton

RACHAEL ROBERTS HAMILTON

STATE OF FLORIDA)
)
COUNTY OF Pasco)

Personally appeared before me, Rachael Roberts Hamilton, a Notary Public in and for the above County and State, the within named Rachael Roberts Hamilton, 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 stated above.

Witness my hand and official seal at Tampa, Florida this 9th day of August, 2011.

NOTARY PUBLIC

My Commission Expires: 3/29/12

HORATIO M MCFARLANE NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires March 27, 2012 DD773164

Witness this 12 day of August, 2011.

REED POWERS ROBERTS

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Maria Martocci, a Notary Public in and for the above County and State, the within named Reed Powers Roberts, 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 stated above.

Witness my hand and official seal at Goodlettsville, Tennessee this 12th day of August, 2011.

Maria Martocci
NOTARY PUBLIC

My Commission Expires: My Commission Expires May 6, 2013

MARIA MARTOCCI
Notary Public
DAVIDSON COUNTY, TENNESSEE