Map: 142-03-0-A
Parcel: 317.00

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110052820 DEEDWARR
Recvd: 08/26/11 13:58 3 pgs
Fees:18.00 Taxes:310.80
20110826-0066229

Address of New Owner(s)
Richard C. Crabtree
Kathryn C. Crabtree
317 Deer Lake Drive
Nashville, Tennessee 37221

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 $84,000.00.

Affiant

Subscribed and sworn to before me this 25 day of August, 2011.

Notary Public

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

My Commission Expires: March 4, 2013

For and in Consideration of the sum of EIGHTY FOUR THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), We, Linda Clonce, unmarried, and her son, James Clonce, have bargained and sold, and by these presents does transfer and convey to, Richard C. Crabtree and Kathryn C. Crabtree, as husband and wife and tenants by the entireties, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Unit No. 317 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 Bylaws of Deer Lake Retirement Association, Inc., of record in Book 7556, Page 354 in the 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 and Bylaws are incorporated in this deed by reference and made a part hereof the same as though copied herein verbatim.

SUBJECT TO 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; and

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 Bylaws.

Being the same property conveyed to Linda Clonce and her son, James Clonce, by deed from DEER LAKE RETIREMENT ASSOCIATION, INC., A TENNESSEE NONPROFIT CORPORATION, of record as Instrument No. 20090807-0074504, dated August 6, 2009, said Register's Office. Linda Hodge Clonce appointed James Lewis Clonce, Jr. as her attorney-in-fact in a general durable power of attorney dated December 22, 2010 and recorded contemporaneously with this deed in the Register's Office for Davidson County, Tennessee. Linda Hodge Clonce and Linda Clonce are one and the same person and is a Grantor in this conveyance and was a Grantee in the previous conveyance of this property, referenced above. James Lewis Clonce, Jr. and James Clonce are one and the same person and is a Grantor in this conveyance and was a Grantee in the previous conveyance of this property, referenced above.

This is improved property, known as 317 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 Richard C. Crabtree and Kathryn C. Crabtree, their heirs and assigns, forever.

Linda Clonce and James Clonce represent to Richard C. Crabtree and Kathryn C. Crabtree that they are lawfully seized and possessed of the above described property in fee simple; have a good right to convey it, and the same is unencumbered, except as described herein. We further represent to Richard C. Crabtree and Kathryn C. Crabtree that this property has never been used as marital property and no marital rights have attached to it.

Linda Clonce and James Clonce bind themselves, their heirs and assigns, to warrant and forever defend the title to the above described land to Richard C. Crabtree and Kathryn C. Crabtree, their heirs and assigns, against the lawful claims of all persons.

Witness this 25 day of August, 2011.

LINDA HODGE CLONCE BY

LINDA HODGE CLONCE
AKA LINDA CLONCE by
JAMES LEWIS CLONCE, JR.
Attorney-in-Fact

JAMES CLONCE

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 James Clonce, indivually, 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 and James Lewis Clonce, Jr., who as attorney-in-fact for Linda Clonce, also known as Linda Hodge Clonce, acknowledged that he executed the within instrument, as said attorney-in-fact for Linda Clonce, for the purposes stated above. James Clonce and James Lewis Clonce, Jr., are one and the same person. Linda Clonce and Linda Hodge Clonce are one and the same person.

Witness my hand and official seal at Nashville, Tennessee this 25 day of August, 2011.

NOTARY PUBLIC

My Commission Expires: March 4, 2013

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