BILL GARRETT, Davidson County
Trans:T20110080130 DEEDWARR
Recvd: 12/19/11 12:35 2 pgs
Fees:13.00 Taxes:192.40
20111219-0098702

Map: 142-03-0-A
Parcel: 324.00

WARRANTY DEED

Address of New Owner(s)
Perry A. Barton
324 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 $52,000.00.

Affiant

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

Notary Public

My Commission Expires: March 4, 2013

J. TERRY PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For and in Consideration of the sum of FIFTY-TWO THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Mary Katherine Phillips, unmarried, herein "Grantor," have bargained and sold, and by these presents do transfer and convey to Perry A. Barton, unmarried, her heirs and assigns, herein "Grantee," a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Unit No. 324 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, except as follows.

Being the same property conveyed to Mary Katherine Phillips, unmarried, by Warranty Deed from Douglas R. Ashworth and Mamie Ashworth, as husband and wife, of record as Deed Book 10813, page 62, Register's Office for Davidson County, Tennessee.

This is improved property, known as 324 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 Perry A. Barton, her heirs and assigns, forever.

I, Mary Katherine Phillips, represent to Perry A. Barton that I am 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.

I, Mary Katherine Phillips, do hereby bind myself, my representatives, successors and assigns, to warrant and forever defend the title to the above described land to Perry A. Barton, her heirs and assigns, against the lawful claims of all persons.

Witness this 15 day of December, 2011.

Mary Katherine Phillips
MARY KATHERINE PHILLIPS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, J. Terry Price, a Notary Public of the above State and County, personally appeared Mary Katherine Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, who acknowledged that she executed the within instrument for the purposes stated above.

Witness my hand and official seal at Nashville, Tennessee this 15 day of December, 2011.

NOTARY PUBLIC

My Commission Expires: N. Stark 4 2013

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