THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
John F. Nowicki
322 Deer Lake Drive
Nashville, TN 37221
SEND TAX BILLS TO:
Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

WARRANTY DEED

(Map 142-03-O-A, Parcel 322.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **JOE L. REESE, LESA J. HASKELL, and TERESA MCGILL a/k/a TERESA R. MCGILL**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **JOHN F. NOWICKI, unmarried**, hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Unit No. 322, Deer Lake, a Retirement Community, a horizontal property regime, according to plat and survey of same appearing of record in Book 5050, pages 28 and 29, as amended in Book 5050, pages 62 and 63, and in Book 5298, page 717, in the Register's Office of Davidson County, Tennessee, and as described in a Master Deed of record in Book 5097, pages 529 through 539, and in By-Laws of Deer Lake Retirement Association, Inc., of record in Book 7556, page 354, in said Register's Office, to which plat reference is hereby made for more complete details as to location and description of said lot. 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 By-Laws are incorporated in this Deed by reference and made a part hereof the same as though copied herein verbatim.
>
> BEING the same property conveyed to Joe L. Reese, unmarried, and Lisa J. Haskell and Teresa McGill, by Warranty Deed from Deer Lake Retirement Association, Inc., dated February 4, 2002, of record in Instrument 20020215-0020158, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 5050, pages 28 and 29, as amended in Book 5050, pages 62 and 63, and in Book 5298, page 717; to all matters contained in Master Deed of record in Book 5097, pages 529 through 539; to By-Laws of Deer Lake Retirement Association, Inc. of record in Book 7556, page 354; to utility consent to Harpeth Valley Utility District of record in Book 8626, page 850, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.
>
> This is improved property known as 322 Deer Lake Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20120052521 DEEDWARR
Recvd: 07/17/12 10:44 3 pgs
Fees:18.00 Taxes:259.00
20120717-0062762

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2012 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 20th day of June, 2012.

Joe L. Reese
JOE L. REESE

Teresa McGill
TERESA MCGILL

By Teresa R. McGill, Attorney-in-Fact
TERESA R. MCGILL, Attorney-in-Fact

Lesa J. Haskell
LESA J. HASKELL

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Teresa McGill a/k/a Teresa R. McGill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained; and who further acknowledged that she executed the foregoing instrument on behalf of Joe L. Reese, and acknowledged that she executed the same as the free act and deed of the said Joe L. Reese for the purposes therein contained, by virtue of a Power of Attorney recorded in Instrument 20120717006276 1, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 20th day of June, 2012.

Sheila K. Reburn
Notary Public

My Commission Expires: 4-21-13

SHEILA K. REBURN
(SEAL)
Notary
At
Large
RUTHERFORD COUNTY, TN

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $70,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Teresa McGill
Affiant

Subscribed and sworn to before me this 20th day of June, 2012.

Sheila K. Reburn
Notary Public

My commission expires: 4-21-13

SHEILA K. REBURN
Notary
At
Large
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lesa J. Haskell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of June, 2012.

Notary Public

My Commission Expires: 4-21-13

(SEAL)

