BILL GARRETT, Davidson County
Trans:T20120059046 DEEDWARR
Recvd: 08/09/12 08:59 2 pgs
Fees:13.00 Taxes:184.63
20120809-0070966

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,900.00

Linda C. Gaddes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

G-BR-12-381

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Linda C. Gaddes	**First State Bank**	
(NAME)	(NAME)	**142-3-A-381.00 CO**
381 Deer Lake Drive	**300 Northcreek Boulevard**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Goodlettsville, TN 37072**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **ELSIE B. KENNEDY, UNMARRIED AND CRAIG KENNEDY AND KAREN WOODSIDE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LINDA C. GADDES, A SINGLE PERSON,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

UNIT NO. 381 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 5589, PAGE 949, 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 ELSIE B. KENNEDY★, UNMARRIED, CRAIG KENNEDY AND KAREN WOODSIDE, AS TENANTS IN COMMON WITH A RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM GILLIE RONALD WEAVER AND GARY EUGENE WEAVER, RECORDED ON THE 29TH DAY OF OCTOBER, 2004 IN INSTRUMENT NO. 20041029-0129907, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE ABOVE REFERENCED PROPERTY HAS NEVER BEEN THE PRINCIPAL RESDIDENCE OF CRAIG KENNEDY OR KAREN WOODSIDE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORHT ON THE PLAT OF DEER LAKE, A RETIREMENT COMMUNITY RESUBDIVISION OF DEER LAKE, AS RECORDED IN PLAT BOOK 5050, PAGE 28 AND 29 AND PLAT BOOK 5050, PAGES 62 AND 63, AMENDED IN BOOK 5589, PAGE 949; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20041029-029907; BY-LAWS OF RECORD IN BOOK 7556, PAGE 354; CHARTER OF THE HOA OF RECORD IN BOOK 5145, PAGE 462; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN BOOK 5097, PAGE 529; EASEMENTS OF RECORD IN BOOK 7542, PAGE 230, BOOK 8626, PAGE 850 AND INSTRUMENT NO. 20040511-0053727 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

★ same as
ELSIE BAKER KENNEDY

This is
( ) unimproved
(X) improved
property known as **381 Deer Lake Drive Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 6th day of August, 2012.

Elsie B. Kennedy by
Craig Edwin Kennedy Attorney in Fact
Elsie B. Kennedy by Craig Edwin Kennedy,
Attorney in Fact

Craig Kennedy

Karen Woodside

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of August, 2012, before me personally appeared Craig Edwin Kennedy to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Elsie B. Kennedy and who acknowledged he executed the same as the free act and deed of the said Elsie B. Kennedy.

Witness my hand and official seal, this the 6th day of August, 2012.

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Craig Kennedy, and Karen Woodside, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of August, 2012.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212