BILL GARRETT, Davidson County
Trans:T20120069171 DEEDWARR
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Fees:13.00 Taxes:281.20

20120914-0083417

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00

Dan Pawlson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of September, 2012

Connie J Buchanan
Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Renada Cerniglia	SAME	142030A42000CO
(NAME)	(NAME)	
420 Deer Lake Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, Edna L. Hyslop, an unmarried person, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Renada Cerniglia, an unmarried person**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Unit No. 420 in Deer Lake Retirement Community, a horizontal property regime located on Hicks Road at Highway 70 South, Nashville, Davidson County, Tennessee as shown on the Plat of Deer Lake Retirement Community recorded in Book 5050, pages 28 and 29, and as amended in Book 5050, page 62 and 63, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 5097, pages 529 through pages 539 and in By-Laws of Deer Lake Retirement community of record in Book 5141, pages 82 through 118 of 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, By-Laws and the Rules and Regulations adopted pursuant tot eh By-Laws 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 By-Laws. 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 By-Laws.

Being the same property conveyed to James E. Hyslop and wife, Edna L. Hyslop by deed from Retirement Housing Services, Inc., dated November 2, 1981 of record in Book 5857, page 271, Register's Office of Davidson County, Tennessee. James E. Hyslop died on 10/4/2004 leaving Edna L. Hyslop as surviving tenant by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 420 Deer Lake Drive, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 our hands this 10th day of September, 2012.

Edna L Hyslop, by Judy Benson

Edna L. Hyslop by Judy Benson
Attorney in Fact as attorney in fact

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA

Before me, the undersigned Notary, personally appeared Judy Benson, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Edna L. Hyslop, and who acknowledged that she executed the same as the free act and deed of the said Edna L. Hyslop, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument # TBD said Register's Office.

Witness my hand and official seal this 10th day of September, 2012

Mary G. Maki
NOTARY

My Commission Expires: Mar 28, 2014

MARY G. MAKI
Commission # 1884452
Notary Public - California
Contra Costa County
My Comm. Expires Mar 28, 2014

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122