BILL GARRETT, Davidson County
Trans:T20120083815 DEEDQC
Recvd: 11/02/12 12:29 2 pgs
Fees:12.00 Taxes:0.00
20121102-0101088

THIS INSTRUMENT PREPARED BY:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, Tennessee 37055

QUITCLAIM DEED TO CREATE TENANCY-BY-THE-ENTIRETY

ADDRESS NEW OWNERS	SEND TAX BILLS TO:	MAP/PARCEL
Mr. and Mrs. John W. Baker 1237 General George Patton Road Nashville, Tennessee 37221	"New Owners"	142-03-O-A/401.00

Prior Deed Reference - 20100330-0023669

For and in consideration of love and affection, John W. Baker, hereafter called the "GRANTOR", in order to create a tenancy by the entirety pursuant to T.C.A. Section 66-1-110, does hereby quitclaim and convey unto John W. Baker and Wife, Margaret B. Baker, as tenants by the entirety all of his right, title and interest in and to a certain tract or parcel of land in the County of Davidson, State of Tennessee, being more particularly described as follows:

Unit No. 401 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 Deer Lake Retirement Association, Inc., by warranty deed from James A. Pilkington and wife, Eva S. Pilkington of record in Deed Book 8083, Page 781, Register's Office for Davidson County, Tennessee.

This is improved property known as: 401 Deer Lake Drive, Nashville, Tennessee 37221.

[redacted]

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 29 day of October, 2012.

GRANTOR

John W. Baker

John W. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said county and state, John W. Baker, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of October, 2012.

S. Tonee Spears

Notary Public

S. TONEE SPEARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: 07/06/2015

My Commission Expires: 7-6-2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is - 0 -.

John W. Baker

Affiant

Subscribed and sworn to before me, this the 29 day of October, 2012.

S. Tonee Spears

Notary Public

S. TONEE SPEARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: 07/06/2015

My Commission Expires: 7-6-2015