THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13020162**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $85,000.00. Donald H. Sides Affiant Subscribed and sworn to before me, this 4th day of March, 2013. Notary Public My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 8, 2014

BILL GARRETT, Davidson County
Trans:T20130018008 DEEDWARR
Recvd: 03/05/13 11:48 2 pgs
Fees:13.00 Taxes:314.50
20130305-0021915

WARRANTY DEED

Address New Owner: Donald H. Sides 343 Deer Lake Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-03-0-A 343.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donald H. Sides, unmarried**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the County of Davidson, State of Tennessee, described as follows:

Unit No. 343 in Deer Lake Retirement Community, a horizontal property regime, as shown on the Plat of Deer Lake Retirement Community recorded in Book 5050, Pages 62 and 63, and in Book 5215, Page 207, 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 Deed Lake Retirement Association, Inc., of record in Book 7556, Page 354, Register's Office of Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed by Warranty Deed from Virginia B. Wilber, unmarried and Gregory A. Wilber to Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation as recorded on the 23rd day of March, 2011 in Instrument No. 20110323-0022636 and Warranty Deed from Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation to Virginia B. Wilber, unmarried and son, Gregory A. Wilber, as joint tenants with a right of survivorship as recorded on the 28th day of July, 2003 in Instrument No. 20030728-0105512, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DEER LAKE, A RETIREMENT COMMUNITY, as recorded in Plat Book 5050, Pages 62 and 63, amended in Book 5215, Page 207.

Covenants, Conditions and Restrictions as set out in Deed recorded in Instrument No. 20041029-0129907.

Terms and provisions of by-Laws recorded in Book 7556, Page 354.

Charter of Homeowners Association, recorded in Book 5145, Page 462.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing DEER LAKE RETIREMENT COMMUNITY of record in Book 5097, Page 529.

Easement for Water Line, recorded in Book 7542, Page 230.

Easement for Public Utilities, recorded in Book 8626, Page 850 and Instrument No. 20040511-0053727.

This is improved property located at 343 Deer Lake Drive Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of March, 2013.

Deer Lake Retirement Association, Inc.,
by C. Kenny Cooper, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. Kenny Cooper, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is president of **Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 4th day of March, 2013.

Notary Public

My Commission Expires: December 6, 2016

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