Map: 142-03-0-A
Parcel: 306.00

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130077889 DEEDWARR
Recvd: 09/09/13 12:56 2 pgs
Fees:13.00 Taxes:251.60
20130909-0094938

ADDRESS OF NEW OWNER

Deer Lake Retirement Association, Inc.
P. O. Box 728
Brentwood, Tennessee 37024-0728

SEND TAX BILLS TO:

SAME

This Instrument Prepared By:

J. Terry Price
Guenther, Jordan & Price, P. C.
2100 West End Avenue
Suite 1150
Nashville, Tennessee 37203

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $68,000.00

J. TERRY PRICE

Affiant

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Subscribed and sworn to before me this 5 day of September, 2013.

Notary Public

My Commission Expires: December 6, 2016

For and in Consideration of the sum of SIXTY-EIGHT THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), the Estate of Mary M. Nowell, Janice Nowell West, Executrix, has bargained and sold, and by these presents do transfer and convey to Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, its successors and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

Unit No. 306 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 5242, page 872, 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, 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, Bylaws and the Rules and Regulations adopted pursuant to the Bylaws 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 Bylaws. 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 Bylaws.

Being the same property conveyed to Mary M. Nowell, unmarried, from Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, by Warranty Deed of record as Deed Book 7974, page 467, said Register's Office. Mary M. Nowell passed away on May 8, 2013 leaving a Will that was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Docket Number 13 P- 1118, on August 1, 2013. In paragraphs 5.2 and 7.7 of the Will, Mrs. Nowell directed that, pursuant to §31-2-103, the interest in this property be administered as a part of the estate subject to the control of the Executrix. Janice Nowell West was appointed Executrix of this estate and conveys this property in her representative capacity as Executrix of the Estate of Mary M. Nowell.

This is improved property, known as 306 Deer Lake Drive, Nashville, Tennessee 37221.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Deer Lake Retirement Association, Inc., its successors and assigns, forever.

The Estate of Mary M. Nowell represents to Deer Lake Retirement Association, Inc., that it is lawfully seized and possessed of the above described land in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein.

The Estate of Mary M. Nowell represents to Deer Lake Retirement Association, Inc., that this property has not been used as marital property and no marital rights of any kind have attached to this property.

The Estate of Mary M. Nowell binds itself, its successors, assigns, and representatives, to warrant and forever defend the title to the above described land to Deer Lake Retirement Association, Inc., its successors and assigns, against the lawful claims of all persons.

Witness this 4th day of September, 2013.

ESTATE OF MARY M. NOWELL

By: Janice Nowell West
JANICE NOWELL WEST,
EXECUTRIX

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Terry Price, a Notary Public in and for the above County and State, the within named Janice Nowell West, Executrix of the Estate of Mary M. Nowell, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument, in her representative capacity as Executrix of the Estate of Mary M. Nowell, for the purposes stated above.

Witness my hand and official seal at Nashville, Tennessee this 4th day of September, 2013.

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

NOTARY PUBLIC My Commission Expires: December 6, 2016