BILL GARRETT, Davidson County
Trans:T20130081781 DEEDWARR
Recvd: 09/20/13 12:27 3 pgs
Fees:18.00 Taxes:240.50
20130920-0099356

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
LER 39833

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY FIVE THOUSAND AND 00/100 ($65,000.00) DOLLARS, cash in hand paid by DEBORAH L ROBERTS, unmarried, receipt of which is hereby acknowledged, I, MILDRED JOY RANKHORN, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said DEBORAH L ROBERTS, unmarried, her heirs and assigns, a certain tract or parcel of land as follows:

Lying and being a certain tract or parcel of land in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Unit No. 380 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.

Being the same property conveyed to Mildred Joy Rankhorn, unmarried by deed from Deer Lake Retirement Association, Inc., a Tennessee Nonprofit Corporation, dated December 16, 2005 and of record in Instrument Number 20051219-0151890, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right-of-way of Deer Lake Drive.

This conveyance is subject to all matters as shown in Book 5050, Page 28 and 29 and amended in Book 5050, Page 62 and 63 and Book 5589, Page 949, all in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the terms and conditions as set forth in Master Deed Establishing a Horizontal Property Regime for Deerlake Retirement Community of record in Book 5097, Page 529, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to By-Laws of Deerlake Retirement Associations of record in Book 7556, Page 354, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said DEBORAH L ROBERTS, unmarried, her heirs and

assigns, forever. And I do covenant with the said DEBORAH L ROBERTS, unmarried, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2013 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said DEBORAH L ROBERTS, unmarried, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 13th day of September, 2013.

MILDRED JOY RANKHORN

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, MILDRED JOY RANKHORN, unmarried, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 13th day of September, 2013.

NOTARY PUBLIC

KAREN S. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

My Commission Expires: 2/25/2015

My Comm. Expires 02-25-2015

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $65,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 13 day of September, 2013.

NOTARY PUBLIC

My Commission Expires: 1-9-16

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN.

****

Tax Map / Parcel No. 142 03 0A 380.00

ADDRESS OF NEW OWNERS:
Ms. DEBORAH L ROBERTS
350 Deer Lake Dr
Nashville TN 37221

SEND TAX BILLS TO:
New Owner