BILL GARRETT, Davidson County
Trans:T20130083430 DEEDWARR
Recvd: 09/26/13 14:20 2 pgs
Fees:13.00 Taxes:294.15
20130926-0101302

Map: 142-03-0-A

Parcel: 411.00

WARRANTY DEED

Address of New Owner(s)
Janet S. Grant
411 Deer Lake Drive
Nashville, Tennessee 37221

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 $79,500.00.

Janet S. Grant
Affiant

Subscribed and sworn to before me this 24 day of September, 2013.

J. Terry Price
Notary Public

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

My Commission Expires: December 6, 2016

For and in Consideration of the sum of SEVENTY-NINE THOUSAND, FIVE HUNDRED DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Annette Folds, unmarried ("Grantor"), have bargained and sold, and by these presents does transfer and convey to Janet S. Grant, unmarried, ("Grantee"), her heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Unit No. 411 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 5521, page 853, 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 Annette Folds by Warranty Deed from Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation of record as Book 11674, Page 722, Register's Office for Davidson County, Tennessee, recorded September 24, 1999.

This is improved property, known as 411 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 Janet S. Grant, her heirs and assigns, forever.

Grantor represents to Grantee that she is lawfully seized and possessed of the above described property in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein.

Grantor represents and affirms that this real property has not been used as marital property and that no marital rights of any kind have attached to this property.

Grantor binds herself, her heirs and assigns, to warrant and forever defend the title to the above described land to Janet S. Grant, her heirs and assigns, against the lawful claims of all persons.

Witness this 24 day of September, 2013.

Annette Folds
ANNETTE FOLDS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, J. Terry Price, a Notary Public of the above State and County, personally appeared Annette Folds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24 day of September, 2013.

J. Terry Price
NOTARY PUBLIC

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

My Commission Expires: December 6, 2016