BILL GARRETT, Davidson County
Trans:T20130084132 DEEDWARR
Recvd: 09/30/13 09:54 2 pgs
Fees:13.00 Taxes:266.40
20130930-0102196

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
13-9024D

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Jones

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24 DAY OF September, 2013.

Notary Public
Henry Co., Ga.
Commission Expiration: 1/4/2017

KAREN F MATHEWS NOTARY PUBLIC MY Commission EXPIRES 01-04-2017 HENRY COUNTY, GEORGIA

ADDRESS OF NEW OWNER:
Sharon S. Elkins
335 Deer Lake Drive
Nashville, TN 37221

SEND TAX BILLS TO:
Sharon S. Elkins
335 Deer Lake Drive
Nashville, TN 37221

MAP-PARCEL:
142030A033500CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Peggy J. Glenn, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sharon S. Elkins, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 335 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 5343, Page 413, 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 Peggy J. Glenn and Herschell E. Glenn, wife and husband on 12/01/2010 by deed from Deer Lake Retirement Association, Inc., filed for record on 12/06/2010 in Instrument No. 20101206-0096772, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 335 Deer Lake Drive, Nashville, Davidson County, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a

good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 24 day of September, 2013.

Peggy J. Glenn

STATE OF Georgia
COUNTY OF Lamar

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Peggy J. Glenn,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Barnesville, Ga, _____ this 24 day of September, 2013.

Notary Public Henry Co, Ga

KAREN F MATHEWS
MY COMMISSION
NOTARY
PUBLIC
EXPIRES
01-04-2017
HENRY COUNTY, GEORGIA

Commission Expiration: 1/4/2017