THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $80,000.00. Affiant Subscribed and sworn to before me this 10th day of October, 2013. Notary Public My Commission Expires: 5/8/17
Record & Return To: Parthenon Title Agency, LLC 85 White Bridge Rd #100B Nashville, TN 37205	

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Arlene S. Samowich 400 Deer Lake Drive Nashville, TN 37221	**Send Tax Bills To:** Same	**Tax Information:** Map and Parcel No.: 142 030 A 40000 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, **Steve Johnson, Successor Trustee of the Coleen J. Johnson Revocable Trust under agreement dated January 21, 2006** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Arlene S. Samowich** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 400 Deer Lake Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

BILL GARRETT, Davidson County
Trans:T20130090802 DEEDWARR
Recvd: 10/22/13 13:06 3 pgs
Fees:18.00 Taxes:296.00
20131022-0110136

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 the 10th day of October, 2013.

Successor Trustee of the Coleen J. Johnson Revocable Trust under agreement dated January 21, 2006

Steve Johnson, Successor Trustee of the
Coleen J. Johnson Revocable Trust
under agreement dated January 21, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Steve Johnson, Successor Trustee of the Coleen J. Johnson Revocable Trust under agreement dated January 21, 2006,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of October, 2013.

NOTARY PUBLIC
My Commission Expires:_____

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 400 in Deer Lake Retirement Community, a horizontal property regime located on Hicks Road at Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of Deer Lake Retirement Community, recorded in Book 5050, pages 62 and 63, amended in Book 5589, page 949, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5097, page 529, and in By-Laws of Deer Lake Retirement Community of record in Book 5141, page 82, amended in Book 7556, page 354, Register's Office for 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 By-Laws 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 By-Laws. 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 By-Laws.

Being the same property conveyed to Coleen J. Johnson, unmarried, by deed dated August 21, 1989, from Charles R. Schloss, unmarried, of record in Book 8349, page 961, Register's Office for Davidson County, Tennessee. Coleen J. Johnson conveyed subject property to Coleen J. Johnson, Trustee of the Coleen J. Johnson Revocable Living Trust dated January 21, 2006, by deed dated December 28, 2006, of record in Instrument No. 20070102-0000142, Register's Office for Davidson County, Tennessee. Coleen J. Johnson died on June 5, 2013. Under the terms of the trust agreement for the Coleen J. Johnson Revocable Trust (erroneously referred to in the vesting deed as the Coleen J. Johnson Revocable Living Trust), the trustee was given the power to sell real property "on any terms and to deal with any real property the same as Settlor could have during his [her] lifetime." Steve Johnson was named Successor Trustee to act if the original trustee should cease to act.

This conveyance is made subject to:

1. State and County taxes for the year 2014 and subsequent years, a lien, but not yet due and payable. Map and Parcel No. 142 030 A 40000 CO. ($760.28)
2. By-Laws of Deer Lake Retirement Association, Inc., of record in Book 5141, page 82, amended in Book 7556, page 354, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for , of record in Book 5097, page 529, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 5050, pages 62 and 63, amended in Book 5589, page 949, Register's Office for Davidson County, Tennessee.
6. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 6420, page 648, Book 7542, page 230, Book 8626, page 850, and Instrument No. 20040511-0053727, Register's Office for Davidson County, Tennessee.