File# G-25370-8 Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130092033 DEEDWARR
Recvd: 10/28/13 09:20 2 pgs
Fees:13.00 Taxes:207.20
20131028-0111649

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$56,000.00**.

Affiant

Subscribed and sworn to before me, this the 25th day of October, 2013.

Notary Public

My commission expires: 9/11/17
(AFFIX SEAL)

TIFFANY CARVALHO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Deanne C. Jones	**New Owner**	**Map 142-03-0-A Parcel 371-00CO**
371 Deer Lake Drive		
Nashville, TN 37221		

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

Robert H. Broyles, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Deanne C. Jones, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 371 in Deer Lake Retirement Community, a horizontal property regime, as shown on the Plat of a Resubdivision of Deer Lake Retirement Community recorded in Book 5050, Pages 62 and 63, and Amended in Book 5332, page 431, 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 for Davidson County, Tennessee, to which said plan 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 Robert H. Broyles, by Deed dated February 15, 2007 from Deer Lake Retirement Association, Inc., of record in Instrument No. 20070222-0021721, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Robert H. Broyles pursuant to a Power of Attorney executed by him on the 19th day of September, 2013, of record in Instrument No. 20131028-0111648 , Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

The conveyance of the above described parcel of land is subject to the following:

1) All matters set forth on The Plan of record in Book 5050, Pages 62 and 63, and amended in Book 5352, Page 431, said Register's Office;

2) Agreement and Permission for Construction and Maintenance of Pipe Line in Book 6420, Page 648, Register's Office of Davidson County, Tennessee;

3) Agreement for Dedication of Easement for Water line in Book 7542, Page 230, Register's Office of Davidson County, Tennessee;

4) Agreement for Dedication of Public Utilities Easement in Instrument No. 20040511-0053727, Register's Office of Davidson County, Tennessee;

5) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a

Horizontal Property Regime of Deerlake Retirement Community Condominiums, of record in Book 5097, page 529, Register's Office for Davidson County, Tennessee;

6) By-Laws of Deerlake Retirement Association, Inc. of record in Book 7556, page 354, Register's Office for Davidson County, Tennessee;

7) Charter of Deerlake Retirement Association, Inc. of record in Book 5145, page 462, Register's Office for Davidson County, Tennessee;

8) Taxes for the current year which have been prorated and paid by the Grantor(s) herein and subsequent years, not yet due and payable;

This is improved (_X___) Unimproved (____) property, known as **371 Deer Lake Drive, Nashville, 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 GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my/our hand(s) this **25th** day of **October, 2013.**

Robert H. Broyles by Houston Howell, attorney-in-fact

Robert H. Broyles by Houston Howell, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Houston Howell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Robert H. Broyles,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Robert H. Broyles,** for the purpose therein contained, by signing the name of **Robert H. Broyles,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **October, 2013.**

Tiffany Carvalho

Notary Public

My Commission Expires: 9/11/17

TIFFANY CARVALHO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY