File Box 8

BILL GARRETT, Davidson County
Trans:T20130095772 DEEDWARR
Recvd: 11/08/13 14:19 2 pgs
Fees:13.00 Taxes:233.10
20131108-0116227

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 53041
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Myra J. McDonald Geroge C. Droke 451 Deer Lake Drive Nashville, TN 37221	New Owner

TAX MAP-PARCEL NUMBERS: 142030A45100C0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$63,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Antoinette Whitley (also known as Annette Whitley) as Executor and as devisee under the Last Will of Walter A. Gurecki, deceased, and Billy Jack Whitley as devisee under the Last Will of Walter A. Gurecki. deceased, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto George C. Droke and Myra J. McDonald, as joint tenants with the right of survivorship, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 451 of Deer Lake, a Retirement Community, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5050, pages 62 and 63, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Walter A. Gurecki and Billy Jack Whitley as joint tenants with right of survivorship by Warranty Deed from Deer Lake Retirement Association, Inc., a Tennessee non-profit corporation, dated August 20, 2007, recorded August 27, 2007 of record in Instrument No. 20070827-0102021, Register's Office for Davidson County, Tennessee By Quitclaim Deed dated March 20, 2012, recorded April 5, 2012, of record in Instrument No. 20120405-0029020, Billy Jack Whitley conveyed his interest in subject property to Walter A. Gurecki, unmarried. The said Walter A. Gurecki has since died. The Last Will of Walter A. Gurecki of record in Instrument No. 13P1117, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Antoinette Whitley as Executor, and devised subject property to Antoinette Whitley (also referred to as Annette Whitley) and Billy Jack Whitley.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5050, pages 62 and 63, said Register's Office. Easement for water line to Harpeth Valley Utilities District of record in Book 7542, page 230 and Book 6420, page 648, said Register's Office. Agreement for public utilities easement to Harpeth Valley Utility District of record in Instrument No. 20040511-0053727, said Register's Office. The provisions of the condominium Master Deed of record in Book 5097, page 529, Book 5141, page 82, Book 5154, page 834, Book 5168, page 668, and Book 7556, page 354, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters; Easement for water line granted to Harpeth Valley Utilities of record in Book, 7542, Page 230, and Book 6420, Page 648, said Register's Office; and Agreement for public utilities easement granted to Harpeth Valley Utility District of record in Instrument No. 20040511-0053727, said Register's Office.

This is improved property, known as: 451 Deer Lake Drive, Nashville, Tennessee 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of November, 2013.

Antoinette Whitley ,Executor of the Last Will of Walter A. Gurecki, dedcease

Billy Jack Whitley , Devisee under the Last Will of . Walter A. Gurecki, deceased

Antoinette Whitley, Devisee under the Last Will of Walter A. Gurecki, deceased

State of TENNESSEE
County of DAVIDSON

On this November 8, 2013, before me the undersigned authority, personally appeared Antoinette Whitley, Executor of the Last Will of Walter A. Gurecki, deceased and Devisee under the Last Will of Walter A. Gurecki, deceased and Billy Jack Whitley, Devisee under the Last Will of Walter A. Gurecki, deceased, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

My Commission Expires: _____ Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $63,000.00

Affiant

Sworn and subscribed before me this the 8th day of November, 2013

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

My Commission Expires: _____ Notary Public