BILL GARRETT, Davidson County
Trans:T20130104686 DEEDQC
Recvd: 12/16/13 14:28 2 pgs
Fees:12.00 Taxes:0.00

20131216-0126935

FORM No. WD-1

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $-0-

Roger M. Tidwell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2013

Diane K. Mann
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

This instrument prepared by: Wilkins and Ivey, Attorneys
104 Woodmont Blvd., Suite 100, Nashville, TN 37205

ADDRESS NEW OWNER (S) AS FOLLOWS:	Tax Bills to:	MAP-PARCEL NUMBERS
Roger Morris Tidwell	New Owner	142-03-0-A 442.00
(NAME) 442 Deer Lake Dr.	(NAME)	
Nashville, TN 37221	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Barbara A. Chambers and Roger Morris Tidwell, by these presents, quitclaim and convey unto Roger Morris Tidwell, reserving a life estate interest unto Barbara A. Chambers, to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 442 in Deer Lake Retirement Community, a horizontal property regime, of record in Book 5050, Pages 28 and 29 and amended in Book 5050, Pages 62 and 63,Register's Office for said County, and described in a Master Deed of record in Book 5097, Pages 529-539 and in Bylaws of Deer Lake Retirement Association, Inc., of record in Book 7556, Page 354, said Register's Office, to which reference is hereby made. The easements, restrictive covenants 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 Barbara A. Chambers and husband, Albert D. Chambers by deed from Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, dated May 28, 1999, recorded June 2, 1999 in Book 11508, Page 373, Register's Office for Davidson County, Tennessee. Albert D. Chambers having since died.

Further, being the same property conveyed to Barbara A. Chambers and Roger Morris Tidwell as tenants in common with right of survivorship, by Quitclaim Deed from Barbara A. Chambers, of record in Instrument No. 20130819-0087121, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 442 Deer Lake Drive, Nashville, TN 37221

Witness my hand this 16th day of December, 2013.

Barbara A. Chambers
Barbara A. Chambers

Roger Morris Tidwell
Roger Morris Tidwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Barbara A. Chambers and Roger Morris Tidwell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 16th day of December, 2013.

Diane K. Mann
Notary Public

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

My commission expires: _____