WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,500.00

x Don R Whitley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-3-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Don R. Whitley	Don R. Whitley	142030A42000
(NAME)	(NAME)	
7000 Tartan Drive	7000 Tartan Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140009197 DEEDWARR
Recvd: 02/10/14 09:03 2 pgs
Fees:13.00 Taxes:286.75
20140210-0011225

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Renada Cerniglia, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DON R. WHITLEY AND WIFE, SHIRLEY J. WHITLEY, 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:

REAL PROPERTY IN DAVIDSON COUNTY, TENNESSEE, being Unit No. 420 in Deer Lake, a 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 of record in Book 5050, Pages 28 and 29, Register's Office for Davidson County, Tennessee and as shown on a Resubdivision of Deer Lake, a Retirement Community of record in Book 5050, Pages 62 and 63 and all amendments thereto and as described in a Master Deed recorded in Book 5097, Pages 529-539 and in By-Laws for Deer Lake Retirement Community of record in Book 5141, Pages 82-118 as amended in Book 5154, Page 834 as amended in Book 5168, Page 668 as amended by Action of the Board of Directors of Deer Lake Retirement Community of record in Book 7556, Page 354 and By-Laws of record in Book 7556, Page 355-378, all in said Register's Office to which references are here 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, By-Laws and the Rules and Regulations adopted pursuant to the By-Laws are incorporated in this Deed by reference and made a part hereof the same as though copied verbatim. The Grantees, 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 Grantees further specifically acknowledge that their right to transfer ownership of the herein 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 Renada Cerniglia, an unmarried person, by Warranty Deed from Edna L. Hyslop, an unmarried person which deed is dated September 10, 2012 and recorded as Instrument No. 20120914-0083417 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 420 Deer Lake Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 7th day of February, 2014.

Renada Cerniglia

STATE OF TENNESSEE

COUNTY OF Davidson

On this , before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Renada Cerniglia**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that executed the same as free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3-3-14

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115