BILL GARRETT, Davidson County
Trans:T20140024244 DEEDWARR
Recvd: 04/10/14 10:38 2 pgs
Fees:13.00 Taxes:227.55
20140410-0030017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 61,500.00

Affiant

Subscribed and sworn to before me, this 3rd day of April, 2014.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
256 SEABOARD LANE SUITE E105
FRANKLIN, TN 37067

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
LEANNE BROWN	~~CASH~~ NEW OWNER	**142030A38100CO**
381 DEER LAKE DR	SAME	
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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

LINDA C. GADDES, A SINGLE PERSON

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

LEANNE BROWN

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:

UNIT NO. 381 IN DEER LAKE RETIREMENT COMMUNITY, A HORIZONTAL PROPERTY REGIME, AS SHOWN ON THE PLAT OF DEER LAKE RETIREMENT COMMUNITY RECORDED IN BOOK 5050, PAGES 28 AND 29, AND AS AMENDED IN BOOK 5050, PAGES 62 AND 63, AND IN BOOK 5589, PAGE 949, 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 OF 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 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 LINDA C. GADDES, A SINGLE PERSON, BY WARRANTY DEED FROM ELSIE B. KENNEDY, UNMARRIED AND CRAIG KENNEDY AND KAREN WOODSIDE, DATED 08/06/2012 AND RECORDED ON 08/09/2012 IN INSTRUMENT NUMBER 20120809-0070966, SAID REGISTER'S OFFICE FOR SAID COUNTY IN THE AMOUNT OF $49,900.00.

ALSO BEING THE SAME PROPERTY CONVEYED TO ELSIE B. KENNEDY, UNMARRIED, CRAIG KENNEDY AND KAREN WOODSIDE, AS TENANTS IN COMMON WITH A RIGHT OF SURVIVORSHIP, BY WARRANTY DEED FROM GILLIE RONALD WEAVER AND GARY

EUGENE WEAVER, DATED 10/28/2004 AND RECORDED ON 10/29/2004 IN INSTRUMENT NUMBER 20041029-0129907, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

This is improved (__X__) unimproved (_____) property known as 381 DEER LAKE DR, 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, 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 in 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 3rd day of April, 2014.

Linda C. Gaddes

LINDA C. GADDES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, LINDA C. GADDES, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of April, 2014.

Notary Public

My Commission Expires: 11/20/14

Chris A. Fuentes
State of Tennessee Notary Public
Williamson County