File Box 8

BILL GARRETT, Davidson County
Trans:T20140030395 DEEDWARR
Recvd: 05/02/14 14:20 2 pgs
Fees:13.00 Taxes:307.10
20140502-0037552

PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 53355
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mable McNutt Marlowe Gerald L. Marlowe 609 Hilltop Dr. Russellville, Arkansas 72802	New Owner

TAX MAP-PARCEL NUMBERS: 142030A33400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$83,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Adelord L. Taylor and wife, Lois L. Taylor**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mable McNutt Marlowe and husband, Gerald L. Marlowe** 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. 334 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, amended in Book 5343, Page 413, 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 Adelord L. and Lois L. Taylor by deed from Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, dated August 27, 2005, recorded May 2, 2005 in Instrument No. 20050502-0048574, Register's Office for Davidson County, Tennessee, corrected by Certificate of Acknowledgement in Instrument No. 20050518-0055951, said Register's Office, to designate the actual date for the execution of the instrument to be April 27, 2005.

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 Book 5050, Pages 62 and 63, amended in Book 5343, Page 413, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 5097, Page 529, Book 5141, Page 82, 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 waterline granted to Harpeth Valley Utilities District 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: 334 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 30th day of April, 2014.

Adelord L. Taylor

Adelord L. Taylor

Lois L. Taylor

Lois L. Taylor

State of TENNESSEE

County of DAVIDSON

On this 30th day of April, 2014, before me the undersigned authority, personally appeared Adelord L. Taylor Lois L. Taylor, 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.

My Commission Expires: _____

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

Diane K. Mann

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 $83,000.00

Affiant

Sworn and subscribed before me this the 30th day of April, 2014

Diane K. Mann

Notary Public

My Commission Expires: _____

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