RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20140075334 DEEDWARR Recvd: 10/06/14 12:50 3 pgs Fees:18.00 Taxes:303.40 20141006-0092377

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00011746

MAP-PARCEL NO: 142-03-0A-350.00 CO

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
ARTHUR DENNIS CORBIN	SAME	N/A
350 Deer Lake Drive Nashville, TN 37221		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **I, ELAINE ELLIS, INDIVIDUALLY AND EXECUTRIX OF THE ESTATE OF EARL CULLUM AKA EDWARD E. CULLUM, DECEASED,** have bargained and sold and by these presents do transfer and convey unto **ARTHUR DENNIS CORBIN**, his heirs and assigns forever, the following described property, to wit:

A certain tract or parcel of land in County of Davidson, State of Tennessee, described as follows, to-wit:

Unit No. 350 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 5215, page 207, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5097, pages 529 through 39 and in Bylaws of Deer Lake Retirement Association, Inc., of record in Book 5141, page 82, amended in Book 5154, page 834; Book 5168, page 668 and Book 7556, page 354, Register's Office for 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.

Subject to all 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 Bylaws; and

Subject to restrictions on the right to transfer ownership of the above described apartment unit or to lease said unit as set out in the Master Deed and Bylaws.

Being the same property conveyed to Edward E. Cullum by quitclaim deed from Patricia A. Collier, of record in Instrument No. 20040226-0022009, Register's Office for Davidson County, Tennessee, dated February 25, 2004 and recorded February 26, 2004. Being the same property devised to Elaine Ellis under the Last Will and Testament of Earl Cullum admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, Docket Number 14P742.

This is improved property known as 350 Deer Lake Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND I DO COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.

2. All matters as shown on the Plan of record in Plat Book 5050, pages 28 and 29, amended in Plat Book 5050, pages 62 and 63, and Book 5215, page 207, Register's Office for Davidson County, Tennessee.

3. Charter for Deer Lake Homeowner's Association, Inc., of record in Book 5145, page 862, Register's Office for Davidson County, Tennessee.

4. Master Deed of record in Book 5097, page 529, Register's Office for Davidson County, Tennessee.

5. Bylaws of record in Book 5141, page 82, amended in Book 5154, page 834; Book 5168, page 668 and Book 7556, page 354, Register's Office for Davidson County, Tennessee.

6. Water Line Easement of record in Book 7542, page 230; Book 8626, page 850 and Instrument No. 20040511-0053727, Register's Office for Davidson County, Tennessee.

7. This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws and Charter for the administration thereof; and is subject to easements rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations all conditions, covenants, restrictions and options, burdens, assessments and other undertaking contained in the Master Deed of record in Book 5097, page 529, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 3rd day of October, 2014.

Elaine Ellis Executrix

ELAINE ELLIS, INDIVIDUALLY AND EXECUTRIX OF THE ESTATE OF EARL CULLUM AKA EDWARD E. CULLUM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ELAINE ELLIS**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 3rd day of October, 2014.

My Commission Expires:
12-06-16

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **ELAINE ELLIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the **EXECUTRIX** of the **ESTATE OF EARL CULLUM AKA EDWARD E. CULLUM**, the within named bargainor, and that she as such **EXECUTRIX** , being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate, as Executrix, respectively.

WITNESS my hand and seal, at office, on this 3rd day of October, 2014.

My Commission Expires:
12-06-16

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$82,000.00**.

Affiant

SWORN TO and subscribed before me on this 3rd day of October, 2014.

My Commission Expires:
12-06-16

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY