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| Davidson County | DEEDWARR |
| Recvd: 12/31/14 15:27 | 4 pgs |
| Fees:23.00 Taxes:251.23 | |
| **20141231-0119444** | |

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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 32134-12-2014** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $67,900.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 30th day of December, 2014.<br><br>Notary Public for the State of Tennessee<br><br>My Commission Expires: 11/3/15 |

# WARRANTY DEED

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|---|---|---|
| **Address New Owner:**<br>Hardin D. Hill<br>417 Chatworth Court<br>Franklin, TN 37064 | **Send Tax Bills To:**<br>new owner | **Tax Information:**<br>Map and Parcel No.:<br>142 030 A 36300 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Merida S. Zauner and Louise S. Ward, Co-Conservators for Allen T. Sullivan**, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Hardin D. Hill, unmarried** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 363 Deer Lake Drive, Nashville, TN 37221.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 30th day of December, 2014.

Merida S. Zauner, Co-Conservator for Allen T. Sullivan

Louise S. Ward, Co-Conservator for Allen T. Sullivan

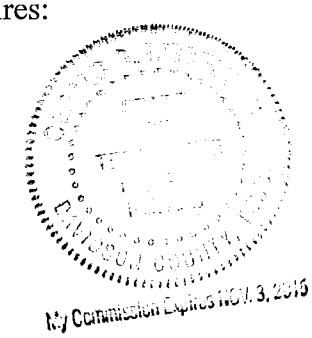
STATE OF TENNESSEE
COUNTY OF DAVIDSON

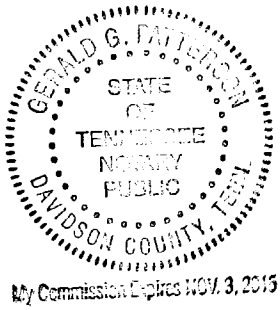
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Merida S. Zauner and Louise S. Ward, Co-Conservators for Allen T. Sullivan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand at office this 30th day of December, 2014.

Notary Public for the State of Tennessee

My Commission Expires:



# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 363, in Deer Lake 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, recorded in Book 5050, pages 62 and 63, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5097, page 529, and in By-Laws of Deer Lake Retirement Community of record in Book 5141, page 82, amended in 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 By-Laws are incorporated in this deed by reference and made a part hereof the same as though copied herein verbatim. The purchasers 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 purchasers further specifically acknowledge that their right to transfer ownership of the above 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 Barbara Oman Sullivan, by deed dated January 18, 1978, from Retirement Housing Services, a partnership, of record in Book 5245, page 413, Register's Office for Davidson County, Tennessee. Barbara O. Sullivan (one and the same as Barbara Oman Sullivan) died March 1, 2007, leaving a Last Will and Testament, which has been probated and filed in Docket No. 07P455, Probate Court for Davidson County, Tennessee. In accordance with the terms of the Will, Barbara O. Sullivan directed that the Executor administer and distribute the real property as part of her probate estate. Letters Testamentary were issued to Allen T. Sullivan. By Executor's Quitclaim Deed dated January 9, 2009, in Instrument No. 20090113-0003414, Register's Office for Davidson County, Tennessee, Allen T. Sullivan, as Executor of The Estate of Barbara O. Sullivan, conveyed subject property to Allen T. Sullivan.

By order entered on November 13, 2014, in Docket No. 14P1543, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Merida S. Zauner and Louise S. Ward were appointed Co-Conservators of the person and the property of Allen T. Sullivan. Letters of Conservatorship were issued to Merida S. Zauner and Louise S. Ward. By subsequent order entered on November 13, 2014, in said matter, the Co-Conservators were authorized to approve the contract for sale submitted to the Court and to attempt to consummate the sale of subject property to the Grantee herein, without the necessity of court approval prior to closing.

This conveyance is made subject to:

1. By-Laws of Deer Lake Retirement Association, Inc., of record in Book 5141, page 82, amended in Book 7556, page 354, Register's Office for Davidson County, Tennessee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Deer Lake Retirement Community, of record in Book 5097, page 529, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 5050, pages 62 & 63, Register's Office for Davidson County, Tennessee.
5. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 6420, page 648, Book 7542, page 230, Book 8626, page 850, and Instrument No. 20040511-0053727, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires _____

