File BOX 8

PREPARED BY (AND RETURN TO):

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Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150036788 DEEDWARR
Recvd: 05/12/15 14:47 2 pgs
Fees:13.00 Taxes:240.50
20150512-0043595

W & I Ref: (DM) Title No.: 57475
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert .D. Knight 339 Deer Lake Drive Nashville, TN	SAME

TAX MAP PARCEL NUMBERS: 142030A33900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$65,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mitzi A. Sizemore**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert .D. Knight** 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. 339 of Deer Lake 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 5242, page 872, 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 Mitzi A. Sizemore, unmarried, by Warranty Deed from Deer Lake Retirement Association, Inc. dated October 21, 2008 and recorded on November 10, 2008, of record in Inst. No. 20081110-0111271, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2015, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 5050, pages 62 and 63, amended in Book 5242, page 872, 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 5154, page 834, Book 5168, page 668, 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, assessment, liens and other matters; Easement for public utilities of record in Book 8626, page 859 and Inst. No. 20040511-0053727, said Register's Office; Easement for water line in Book 7542, page 230, and Book 6420, page 648, said Register's Office.

This is improved property, known as 339 Deer Lake Drive, 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 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 11th day of May, 2015.

Mitzi A. Sizemore

State of Tennessee

County of Davidson

On this 11th day of May, 2015, before me the undersigned authority, personally appeared Mitzi A. Sizemore, 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.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $65,000.00.

Affiant

Sworn and subscribed before me this 11th day of May, 2015.

Notary

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019