Davidson County DEEDWARR
Recvd: 12/30/15 14:38 3 pgs
Fees:18.00 Taxes:336.70
20151230-0131223

Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Map: 142-03-0-A
Parcel: 327.00

WARRANTY DEED

Address of New Owner(s)
Marilyn W. Irby
327 Deer Lake Drive
Nashville, Tennessee 37221

Send Tax Bills To:
Regions Bank dba Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

This Instrument Prepared By:
J. Terry Price
Guenther, Jordan & Price, P.C.
2100 West End Avenue
Suite 1150
Nashville, Tennessee 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $91,000.00.

Affiant

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me this 29 day of December, 2015.

Notary Public

My Commission Expires: 3-27-16

For and in Consideration of the sum of NINETY-ONE THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, herein "Grantor," has bargained and sold, and by these presents does transfer and convey to Marilyn W. Irby, unmarried, her heirs and assigns, herein "Grantee," a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Unit No. 327 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 5298, Page 717, 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.

SUBJECT TO 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 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, except as follows.

Being the same property conveyed to Deer Lake Retirement Association, Inc. by Warranty Deed from Gerald Daniel, unmarried, of record as Instrument Number 20151001-0100021, Register's Office for Davidson County, Tennessee.

This is improved property, known as 327 Deer Lake Drive, Nashville, Tennessee 37221.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Marilyn W. Irby, her heirs and assigns, forever.

Deer Lake Retirement Association, Inc., represents to Marilyn W. Irby that it is lawfully seized and possessed of the above described property in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein.

Deer Lake Retirement Association, Inc., binds the corporation, its successors and assigns, to warrant and forever defend the title to the above described land to Marilyn W. Irby, her heirs and assigns, against the lawful claims of all persons.

Witness this 28 day of December, 2015.

DEER LAKE RETIREMENT ASSOCIATION, INC.

C. Kenny Cooper

C. Kenny Cooper, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, J. Terry Price, a Notary Public of the above State and County, personally appeared C. Kenny Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Deer Lake Retirement Association, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee this 28 day of December, 2015.

J. TERRY PRICE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires: December 6, 2016

CERTIFICATE OF AUTHENTICITY

I, Taylor Johnson, 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.

Attorney or Custodian

Birthright Title, LLC

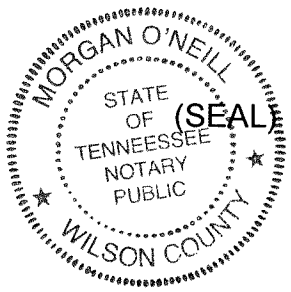
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan O'Neill, a notary public in and for the aforesaid county and state, the within named, Taylor Johnson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 3-27-18



(SEAL)