THIS INSTRUMENT PREPARED BY:
JOSEPH M. BARRETT, ESQ.
RAMSEY, THORNTON & BARRETT, PLC
10200 RAMSEY WAY
DICKSON, TENNESSEE 37055
RT3756-01

Based on the information provided by the parties, no title search was requested or performed.

BILL GARRETT, Davidson County
Trans:T20160004759 DEEDQC
Recvd: 01/19/16 14:13 2 pgs
Fees:12.00 Taxes:0.00
20160119-0005227

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, I, KEITH D. BATEY, unmarried, convey and quitclaim unto BUFORD A. BATEY, and wife MARY H. BATEY, their heirs and assigns, all of our right, title and interest in and to the following described real estate, to wit:

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

Unit No. 396 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 5589, Page 949, in the Register's Office of 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.

Being the same property conveyed to Keith D. Batey, a single person, by deed from Buford A. Batey, and wife, Mary H. Batey, dated October 25, 2012, and filed for record in Instrument Number 20121026-0098335 in the Register's Office of Davidson County, Tennessee.

This conveyance is 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.

This conveyance is 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.

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

Unit No. 432 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 5589, Page 946, in the 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, Bylaws and the Rules and Regulations adopted pursuant to the Bylaws are incorporated in this deed by reference and made a part hereof the same as though copied herein verbatim. The purchaser 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 Bylaws. The purchaser further specifically acknowledges that his 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 Bylaws.

Being the same property conveyed to Keith D. Batey, a single person, by deed from Buford A. Batey, and wife, Mary H. Batey, dated October 25, 2012, and filed for record in Instrument Number 20121026-00983352 in the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND this 6th day of January, 2016.

Keith D. Batey
KEITH D. BATEY

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, KEITH D. BATEY , with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 6th day of January, 2016.

Joyl Baker
NOTARY PUBLIC

JOYL BAKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Oct. 21, 2019

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $ 0 .

Buford A Batey
AFFIANT

Subscribed and sworn before me this 6th day of January, 2016.

Joyl Baker
NOTARY PUBLIC

JOYL BAKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Oct. 21, 2019

My Commission Expires: _____

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Map: 142-03-0-A
Parcel: 396 & 432

ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:
BUFORD A. BATEY, and wife, MARY H. BATEY
432 Deer Lake
Nashville, Tn. 37221