Map: 142-03-0-A
Parcel: 324.00

WARRANTY DEED

ADDRESS OF NEW OWNER
Deer Lake Retirement Association, Inc.
P. O. Box 728
Brentwood, Tennessee 37024-0728

SEND TAX BILLS TO:

SAME

BILL GARRETT, Davidson County
Trans:T20160092489 DEEDWARR
Recvd: 10/19/16 14:57 2 pgs
Fees:13.00 Taxes:259.00
20161019-0110675

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 $70,000.00.

Affiant

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

Subscribed and sworn to before me this 13 day of October, 2016.

Notary Public

My Commission Expires: December 2016

For and in Consideration of the sum of SEVENTY THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Perry A. Barton, unmarried, have bargained and sold, and by these presents do transfer and convey to Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, its successors and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 324 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 5431, Page 293, 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 past hereof the same as though copied herein verbatim.

Being the same property conveyed to PERRY A. BARTON, UNMARRIED, by deed from MARY KATHERINE PHILLIPS, UNMARRIED of record in Instrument No. 20111219-0098702, dated December 15, 2011, said Register's Office. Perry A. Barton appointed her daughter, Susan Whitfield, as attorney-in-fact in a springing Durable General Power of Attorney Financial Provisions, dated December 9, 1998, recorded contemporaneously with this deed in said Register's Office. Perry A. Barton executed a notarized statement on February 24, 2016 which made the power of attorney effective as of that date. Said statement is recorded with and incorporated into said recorded power of attorney.

This is improved property, known as 324 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 Deer Lake Retirement Association, Inc., its successors and assigns, forever.

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

Grantor represents to Deer Lake Retirement Association, Inc., that this property has not been used as marital property and no marital rights of any kind have attached to this property.

I, Perry A. Barton, do bind the myself, my assigns, heirs and representatives, to warrant and forever defend the title to the above described land to Deer Lake Retirement Association, Inc., its successors and assigns, against the lawful claims of all persons.

Witness this 13 day of October, 2016.

Perry A. Barton by
Susan Whitfield - Attorney-in-fact
Perry A. Barton,
by Susan Whitfield, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for the above County and State, the within named Susan Whitfield, as attorney-in-fact for her mother, Perry A. Barton, the Grantor, and with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes stated above in her representative capacity as attorney-in-fact for Perry A. Barton.

Witness my hand and official seal at Nashville, Tennessee this 13 day of October, 2016.

NOTARY PUBLIC

My Commission Expires December 6, 2016

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