BILL GARRETT, Davidson County
Trans:T20160094505 DEEDWARR
Recvd: 10/26/16 10:51 2 pgs
Fees:13.00 Taxes:333.00
20161026-0113091

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me, this 20th day of October, 2016.

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Keith Johnson 391 Deer Lake Drive Nashville, TN 37221-2110	New Owner	142-03-0A-391.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **MKK Family, LLC,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Keith Johnson and Tracy Johnson, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Unit No. 391 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, 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.

Being the same property conveyed to MKK Family, LLC by Special Warranty deed from Federal National Mortgage Association aka Fannie Mae, a Corporation organized under and existing pursuant to the laws of the United States of record in Instrument No. 20080627-0066508 Register's Office for Davidson County, Tennessee, dated June 26, 2008 and recorded on June 27, 2008.

This property is improved property known as **391 Deer Lake Drive, Nashville, TN, 37221-2110.**

This conveyance is subject to the following: (1) All matters shown on the Plan of record in Book 5050, pages 28 & 29 amended in Book 5050, pages 62 and 63 and in Book 5215, Page 207, Book 5242, Page 872, Book 5270, Page 95 and further amended in Book 5589, Page 949; (2) The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Deer Lake Retirement Community of record in Book 5097, Page 529 thru 539 and amended in Book 5589, Page 949; (3) By-Laws of record in Book 5141, pages 82, amended in Book 5154, page 834, Book 5168, page 668 and Book 7556, page 354; (4) Articles of Incorporation in Book 5145, page 462; (5) Agreement for Dedication of Easement for Water Line of record in Book 7542, Page 230; (6) Easement of record in Instrument Number

20040511-0053727; (7) Restrictions of record as Instrument Number 20001228-0126661 but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; All of record in the Register's Office for Davidson County, Tennessee

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this the 20th day of October, 2016.

MKK Family, LLC

By: Mary M. Wester

Mary M. Wester

Its: Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Mary M. Wester, Manager of the MKK Family, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Manager.

Witness my hand and official seal at this the 20th day of October, 2016.

Annette Belyea

Notary Public

My Commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2016094783