BILL GARRETT, Davidson County
Trans:T20170010463 DEEDWARR
Recvd: 02/03/17 14:07 2 pgs
Fees:13.00 Taxes:358.90

20170203-0011873

WARRANTY DEED

2017-696

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00.

Shannon Nicholls
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th day of January, 2017.

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE COUNTY

(Affix Seal)
Notary Public
My Commission Expires: 6-30-2019

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Betty Mac Kulaski 332 Deer Lake Drive Nashville, TN 37221	SAME	142030A33200CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Linda Caruthers**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Betty Mac Kulaski**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 332 Deer Lake Drive, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Unit No.332 in Deer Lake Retirement Community, a horizontal property regime located on Hicks Road at Highway 70 South, Nashville, Davidson County, Tennessee 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. Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 5097, Pages 529 through Pages 539 and in By-Laws of Deer Lake Retirement Community of record in Book 5141, Pages 82 through 110 of 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, By-Laws and the Rules and Regulations adopted pursuant to the By-Laws are incorporated in this deed by reference and made a part hereof the same as though copied herein verbatim. The purchasers by acceptance hereof expressly assume and agree to be bound by and comply with all 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 Maser Deed and By-Laws. The purchasers further Specifically acknowledge that their 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 By-Laws.

Being the same property conveyed to Linda Caruthers from Linda Caruthers, unmarried and Elizabeth Denise Chavez, married, formerly Linda Caruthers, unmarried by Quitclaim Deed dated May 11, 2011 and recorded May 12, 2011 in Instrument Number 20110512003657, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 332 Deer Lake Drive, Nashville, TN 37207.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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/our hand(s) this 25th day of January, 2017

Linda Caruthers

Linda Caruthers

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Linda Caruthers, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of January, 2017.

Notary Public
My Commission Expires: 6-30-2019

APRIL G. NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY