BILL GARRETT, Davidson County
Trans:T20170070440 DEEDQC
Recvd: 08/14/17 16:03 2 pgs
Fees:12.00 Taxes:0.00
20170814-0083369

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Ronald W. Osborne 716 Magnolia Trl Nashville, TN 37221	New Owner	Map:142-03-0-A Parcel: 302.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Odell E. Osborne, unmarried,** by these presents does hereby quitclaim and convey unto **Ronald W. Osborne, married,** his heirs, successors and assigns, his right, title and interest in and to the following described tract of land:

Unit No. 302 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, 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.

Being the same property conveyed to Deer Lake Retirement Association, Inc. by Warranty Deed from Mary K. Downey, unmarried, of record as Instrument Number 20030314-0034440, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Odell E. Osborne, unmarried by Warranty Deed from Deer Lake Retirement Association, Inc., of record as Instrument Number 20030505-0059689, dated April 30, 2013, recorded May 5, 2003, Register's Office for Davidson County, Tennessee.

This is improved property also known as 302 Deer Lake Drive, Nashville, Tennessee 37221.

STATE OF _____
COUNTY OF _____

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
____ day of _____ 2017.

My commission expires:
(Affix Seal)

_____
Affiant

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
, Affiant
Subscribed and sworn before me this the
14 Day of AUG., 2017.
, Deputy Register

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 11 day of August, 2017.

Odell E. Osborne

Odell E. Osborne

STATE OF Tennessee
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Odell E. Osborne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 11 day of August 2017.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021