BILL GARRETT, Davidson County
Trans:T20170072008 DEEDWARR
Recvd: 08/18/17 14:05 3 pgs
Fees:18.00 Taxes:340.40
20170818-0085222

Map: 142-03-0-A
Parcel: 408.00

Warranty Deed

ADDRESS OF NEW OWNER
Deer Lake Retirement Association, Inc.
PO Box 682789
Franklin, TN 37068

SEND TAX BILLS TO:

SAME

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 $92,000.00.

Affiant

Subscribed and sworn to before me this 15 day of August, 2017.

J. TERRY PRICE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: November 3, 2020

For and in Consideration of the sum of NINETY-TWO THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), We, Linda Belle Mabry, Connie Lynn Gilliam, and Kimber Lee Halliburton, beneficiaries of the estate and sole heirs at law of Mildred L. Chenault, deceased, 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:

Unit No. 408 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 5521, page 853, 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, 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

purchasers 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 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 Bylaws.

Being the same property conveyed to MILDRED L. CHENAULT, by deed from BILLY JACK WHITLEY AND ANTOINETTE WHITLEY, HUSBAND AND WIFE, of record in Instrument No. 20050930-0117566, dated September 16, 2005, said Register's Office. The said Mildred L. Chenault having since died testate on or about April 8, 2016 leaving said property to LINDA BELLE MABRY, CONNIE LYNN GILLIAM AND KIMBER LEE HALLIBURTON, pursuant to her will of record in the Seventh Circuit Probate Court of Davidson County, Tennessee, Docket No. 16P1790.

This is improved property, known as 408 Deer Lake Drive, Nashville, Tennessee 37221.

There were and are no debts or claims against the estate of Mildred L. Chenault which are or would be payable from the real property described above, whether or not such claims have been filed in the court of Davidson County, Tennessee. There were and are no federal, state, or local taxes, including death taxes on the estate of Mildred L. Chenault which constitute a claim or lien against the property described above.

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.

We, Linda Belle Mabry, Connie Lynn Gilliam, and Kimber Lee Halliburton, do represent to Deer Lake Retirement Association, Inc., that we are lawfully seized and possessed of the above described land in fee simple; have a good right to convey it, and the same is unencumbered, except as described herein.

We, Linda Belle Mabry, Connie Lynn Gilliam, and Kimber Lee Halliburton, do represent to Deer Lake Retirement Association, Inc., that we have never resided at this property and that it has never been used as marital property and that no marital rights of any kind have attached to this property.

We, Linda Belle Mabry, Connie Lynn Gilliam, and Kimber Lee Halliburton, do bind ourselves, our successors, 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 15 day of August, 2017

Linda Belle Mabry

Connie Lynn Gilliam

Kimber Lee Halliburton

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Terry Price, a Notary Public in and for the above County and State, the within named Linda Belle Mabry, Connie Lynn Gilliam, and Kimber Lee Halliburton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes stated above.

Witness my hand and official seal at Nashville, Tennessee this 15 day of August, 2017.

NOTARY PUBLIC

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

My Commission Expires: November 3, 2020