THIS INSTRUMENT PREPARED BY:
CHRISTIAN S. HOFSTETTER
95 White Bridge Road, Suite 509
Nashville, TN 37205

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F).

ADDRESS NEW OWNERS:	**SEND TAX BILL TO:**	**PARCEL - ID:**
Altha R. Keifer, Trustee 438 Deer Lake Drive Nashville, TN 37221	Same	142030A43800CO

BILL GARRETT, Davidson County
Trans:T20170074852 DEEDWARR
Recvd: 08/28/17 14:05 2 pgs
Fees:12.00 Taxes:0.00
20170828-0088154

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Altha R. Keifer,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto, **Altha R. Keifer, Trustee** of the **Altha R. Keifer Revocable Living Trust,** hereinafter referred to as Grantee, its successors and assigns, her interest in and to a certain tract or parcel of land situated and being in the County of Davidson, State of Tennessee, more particularly described as follows:

Unit No. 438 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 63 and 63, and in Book 5483, Page 399, 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 apart hereof the same as though copied herein verbatim.

Being the same property conveyed to Fred T. Keifer and wife, Altha R. Keifer by Deed from Deer Lake Retirement Association, Inc., a Tennessee Corporation, of record in Deed Book 9181, Pages 753-755, Register's Office for Davidson County, Tennessee. Fred T. Keifer having since died title to property vested solely in Altha R. Keifer.

This conveyance is 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.

This conveyance is also made subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record.

This is improved property, known as 438 Deer Lake Drive, Nashville, 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, its successors, assigns and representatives forever. And the undersigned, do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as noted above.

And, Grantor further covenants and binds herself, her heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 16th day of August, 2017.

Altha R Keifer

ALTHA R. KEIFER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Deloris R. Durham,** the within-named bargainor, 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 at Nashville, Tennessee, this 16th day of August, 2017.

R. Douglas Little

NOTARY PUBLIC

R. DOUGLAS LITTLE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: February 15, 2021

The information contained herein was supplied solely by the parties hereto without the benefit of title examination. The preparer makes no warranty as to the state of title to the real property conveyed herein or to the accuracy of the information contained herein.