Map: 142-03-0-A
Parcel: 390.00

WARRANTY DEED

ADDRESS OF NEW OWNER
Deer Lake Retirement Association, Inc.
P. O. Box 682789
Franklin, Tennessee 37068

This Instrument Prepared By:
J. Terry Price
Guenther, Jordan & Price, P. C.
2100 West End Avenue
Suite 1150
Nashville, Tennessee 37203

SEND TAX BILLS TO:

SAME

Bill Garrett Davidson County
Batch# 231 DEEDWARR
09/11/2017 03:17:15 PM 2 pgs
Fees: $13.00 Taxes: $370.00
20170911-0093041

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me this 7th day of September, 2017.

Notary Public My Commission Expires: November 13, 2020

J. TERRY PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For and in Consideration of the sum of ONE HUNDRED THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby Acknowledged), I, Kari Lynn Jones, Successor Trustee of the Nicholas I. Jones Revocable Living Trust, 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. 390 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, 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 LILLIAN O. JONES AND NICHOLAS I. JONES, AS HUSBAND AND WIFE, by deed from DEER LAKE RETIREMENT ASSOCIATION, INC., A TENNESSEE NONPROFIT CORPORATION, of record in Instrument No. 20150810-0079240, dated August 1, 2015, said Register's Office. The said Lillian O. Jones having since died on or about August 16, 2016 leaving Nicholas I. Jones the surviving tenant by the entirety. Nicholas I. Jones died testate on or about March 20, 2017. Pursuant to the terms of his will of record in Docket No. 17P-1007 in the Seventh Circuit Court for Davidson County, Tennessee, said property was devised to the Nicholas I. Jones Revocable Living Trust. A Certificate of Trust for Nicholas I. Jones Revocable Living Trust is being filed contemporaneously with the recording of this deed.

This is improved property, known as 390 Deer Lake Drive, Nashville, Tennessee 37221.

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.

The Nicholas I. Jones Revocable Living Trust represents to Deer Lake Retirement Association, Inc., that it is lawfully seized and possessed of the above described land in fee simple; that I, as Successor Trustee, have a good right to convey it, and the same is unencumbered, except as described herein.

The Nicholas I. Jones Revocable Living Trust represents and affirms that after the death of Lillian O. Jones, this property has not been used as marital property and that no marital rights of any kind have attached to this property.

I, Kari Lynn Jones, as Successor Trustee of The Nicholas I. Jones Revocable Living Trust, in my representative capacity, hereby bind the Trust, its 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 7th day of September, 2017.

Nicholas I. Jones Revocable Living Trust

Kari Lynn Jones

KARI LYNN JONES, SUCCESSOR TRUSTEE

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 Kari Lynn Jones, Successor Trustee of the Nicholas I. Jones Revocable Living Trust, 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, in her representative capacity as Trustee, for the purposes stated above.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of September, 2017.

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

NOTARY PUBLIC

My Commission Expires: November 3, 2020