Bill Garrett Davidson County
Batch# 22473 DEEDWARR
11/06/2017 12:52:56 PM 2 pgs
Fees: $13.00 Taxes: $296.00
20171106-0113827

Map: 142-03-0-A
Parcel: 302.00

**WARRANTY DEED**

**ADDRESS OF NEW OWNER**
Deer Lake Retirement Association, Inc.
P. O. Box 682789
Franklin, Tennessee 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 $80,000.00.

Affiant

Subscribed and sworn to before me this 26 day of October, 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 EIGHTY THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Ronald W. Osborne, married, 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. 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, 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 ODELL E. OSBORNE, UNMARRIED, by deed from DEER LAKE RETIREMENT, INC., A TENNESSEE NONPROFIT CORPORATION, of record in Instrument No. 20030505-0059689, dated April 30, 2003, said Register's Office. Being further conveyed to RONALD W. OSBORNE, MARRIED, by Quitclaim Deed from ODELL E. OSBORNE, UNMARRIED, of record in Instrument No. 20170814-0083369, dated August 11, 2017, said Register's Office.

This is improved property, known as 302 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.

I, Ronald W. Osborne, do represent to Deer Lake Retirement Association, Inc., that I have never lived at this property, have not used this property as marital property and that no marital rights of any kind have attached to this property.

I, Ronald W. Osborne, do represent to Deer Lake Retirement Association, Inc., that I am 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.

I, Ronald W. Osborne, do bind myself, my 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 26th day of October, 2017.

Ronald W. Osborne

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 Ronald W. Osborne, 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 stated above.

Witness my hand and official seal at Nashville, Tennessee this 26 day of October, 2017.

NOTARY PUBLIC

My Commission Expires: November 5, 2020

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