Map: 142-03-0-A
Parcel: 435.00

WARRANTY DEED

Bill Garrett Davidson County
Batch# 52679 DEEDWARR
01/29/2018 01:36:20 PM 2 pgs
Fees: $13.00 Taxes: $310.80
20180129-0009044

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 $84,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of January, 2018.

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-FOUR THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, June Bicket Lee, unmarried, 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. 435 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 946, 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 JUNE BICKET LEE, UNMARRIED, by deed from REBECCA M. STILE, UNMARRIED, of record in Book 10244, Page 306, dated October 30, 1996, said Register's Office. In a Durable General Power of Attorney, dated September 10, 2017, June B. Lee appointed her son-in-law, William Fisher, as her lawful Attorney-in-Fact to act in her name, place, and stead, and on her behalf with full authority to manage her affairs including the sale any real property including the execution of any documents relating to transactions involving her real property including deeds and any other written instruments and became effective immediately upon the date of execution. June B. Lee and June Bicket Lee are one and the same person and is the Grantor in this conveyance. The above referenced Durable General Power of Attorney is recorded with the Davidson County Register of Deeds contemporaneously with this deed.

This is improved property, known as 435 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, June Bicket Lee, 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, June Bicket Lee, represent to Deer Lake Retirement Association, Inc., that the property has never been used as marital property and that no marital rights of any kind have attached to this property.

I, June Bicket Lee, 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 25th day of January, 2018.

June Bicket Lee by William Fisher Attorney-In-Fact

June Bicket Lee by
William Fisher, Attorney-in-Fact

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 William Fisher, as Attorney-in-Fact for the Grantor, June Bicket Lee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument in his representative capacity as Attorney-in-Fact for Grantor, June Bicket Lee, for the purposes stated above and said execution shall be binding upon the Grantor, June Bicket Lee.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of January, 2018.

Notary Public

My Commission Expires: November 3, 2020

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