Bill Garrett Davidson County
Batch# 54752 DEEDQC
02/05/2018 08:41:12 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180205-0011106

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Madge H. Fuson Madge H. Fuson, Affiant Subscribed and sworn to before me, this 1ST day of February, 2018. Lindsay Hamada Notary Public My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Madge H. Fuson 424 Deer Lake Drive Nashville, Tennessee 37221	SAME	142 03 0A 417.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of love and affection, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Thomas L. Fuson**, a married man, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and

incorporated herein by reference to **Madge H. Fuson**, unmarried, and to her heirs and assigns, hereinafter called the Grantee.

After this conveyance, the subject property will be owned by Madge H. Fuson in fee simple absolute.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 30th day of ~~February~~ January, 2018.

Thomas L. Fuson

Thomas L. Fuson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas L. Fuson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 30th day of ~~February~~ January, 2018.

My Commission Expires: 5/6/19

Marissa Keen

Notary Public

MARISSA L. KEEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Unit 424 in Deer Lake Retirement Community, a horizontal Property regime as shown on plat of deer Lake Retirement Community recorded in Book 5050, page 28 and 29 and as amended in Book 5050, page 62 and 63 and in Book 5431, page 293 Register's office of Davidson County, Tennessee and described in a Master Deed recorded in Book 5097, page 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 and Bylaws are incorporated in this deed by reference and made a part hereof the same as though copied herein verbatim.

Being the same property conveyed to Madge H. Fuson, unmarried, and Thomas L. Fuson, a married man, as joint tenants with rights of survivorship, by deed from John D. Blonshine, unmarried, of record as Instrument No. 20081021-0105422, Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the plat of record in Book 5050, page 28 and 29 and amended in Book 5050 page 62 and 63 and further amended in Book 5431, page 293 Register's office of Davidson County, Tennessee.

Subject to any and all easements and restrictions of record in the Register's office of Davidson County, Tennessee.

Subject to the Master Deed of record in Book 5097, page 529 Register's office of Davidson County, Tennessee.

Subject to the Bylaws of record in Book 7556, page 354 Register's office of Davidson County, Tennessee.

Current year's State and County taxes, which have been assumed by the Grantee.

This is improved property known as 424 Deer Lake Drive, Nashville, Tennessee 37221.