Map: 142-03-0-A
Parcel: 399.00

WARRANTY DEED

Address of New Owner(s)
Ronald E. Phillips and
Sylvia M. Phillips
399 Deer Lake Drive
Nashville, Tennessee 37221

Send Tax Bills To:

SAME

Bill Garrett Davidson County
Batch# 102135 **DEEDWARR**
06/08/2018 08:52:17 AM 2 pgs
Fees: $13.00 Taxes: $444.00

20180608-0055064

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 $120,000.00.

Sylvia M Phillips
Affiant

Subscribed and sworn to before me this 7th day of June, 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 ONE HUNDRED AND TWENTY THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, has bargained and sold, and by these presents does transfer and convey to Ronald E. Phillips and Sylvia M. Phillips, as husband and wife, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Unit No. 399 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 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 a part hereof the same as though copied herein verbatim.

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.

Being the same property conveyed to Deer Lake Retirement Association, Inc. by Warranty Deed from Shirley L. Darks, unmarried, of record as Instrument number 20180309-0022286, dated March 8, 2018, Register's Office for Davidson County, Tennessee.

This is improved property, known as 399 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 Ronald E. Phillips and Sylvia M. Phillips, their heirs and assigns, forever.

Deer Lake Retirement Association, Inc., represents to Ronald E. Phillips and Sylvia M. Phillips that it is lawfully seized and possessed of the above described property in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein.

Deer Lake Retirement Association, Inc., binds the corporation, its successors and assigns, to warrant and forever defend the title to the above described land to Ronald E. Phillips and Sylvia M. Phillips, their heirs and assigns, against the lawful claims of all persons.

Witness this 5th day of June, 2018.

DEER LAKE RETIREMENT ASSOCIATION, INC.

Mark W. Anderson, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, J. Terry Price, a Notary Public of the above State and County, personally appeared Mark W. Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Deer Lake Retirement Association, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee this 5th day of June, 2018.

NOTARY PUBLIC

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

My Commission Expires: November 3, 2020