Karen Y Johnson Davidson County
Batch# 140438 DEEDWARR
09/13/2018 09:24:52 AM 2 pgs
Fees: $13.00 Taxes: $325.60
20180913-0090794

Map: 142-03-0-A
Parcel: 438.00

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 $88,000.00.

Affiant

Subscribed and sworn to before me this 11th day of September, 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-EIGHT THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Dari L. Goodfellow, as Successor Trustee under the Altha R. Keifer Revocable Living Trust (the 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. 438 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 5583, Page 399, 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 FRED T. KEIFER AND WIFE, ALTHA R. KEIFER, by deed from DEER LAKE RETIREMENT ASSOCIATION, INC., A TENNESSEE NONPROFIT CORPORATION, of record in Book 9181, Page 753, dated December 7, 1993, said Register's Office. FRED T. KEIFER having since died leaving ALTHA R. KEIFER, as surviving tenant by the entirety. ALTHA R. KEIFER has subsequently conveyed said property to ALTHA R. KEIFER, TRUSTEE OF THE ALTHA R. KEIFER REVOCABLE LIVING TRUST, by deed of record in Instrument No. 20170828-0088154, said Register's Office, corrected in Certificate of Acknowledgement of record Instrument No. 20180508-0043862, dated August 26, 2017. Altha R. Keifer died on or around March 9, 2018. The Declaration of Trust and a Certificate of Trust were executed on August 26, 2017 in which Dari L. Goodfellow was named as Successor Trustee by Altha R. Keifer, Trustor "to assume the duties as trustee hereunder upon my resignation, death, or disappearance..." in both documents. Said Certificate of Trust is being recorded contemporaneously with this deed in said Register's Office.

This is improved property, known as 438 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, Dari L. Goodfellow, Successor Trustee, represent to Deer Lake Retirement Association, Inc., that the Trust is lawfully seized and possessed of the above described land in fee simple; that, as Trustee, I have authority and a good right to convey it, and the same is unencumbered, except as described herein.

I, Dari L. Goodfellow, as Successor Trustee, 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, Dari L. Goodfellow, as Successor Trustee, 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 11th day of September, 2018.

THE ALTHA R. KEIFER REVOCABLE LIVING TRUST

Dari L. Goodfellow, Successor Trustee

Dari L. Goodfellow, 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 Dari L. Goodfellow, 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 Successor Trustee of The Altha R. Keifer Revocable Living Trust for the purposes stated above and said execution shall be binding upon the Grantor, The Altha R. Keifer Revocable Living Trust.

Witness my hand and official seal at Nashville, Tennessee this 11th day of September, 2018.

J. TERRY PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: November 3, 2020