This Instrument Prepared By:
Ryan Knight, Attorney
Knight Legal
7003 Chadwick Drive, Suite 321
Brentwood, TN 37027
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Y Johnson Davidson County
Batch# 151746 **DEEDWARR**
10/16/2018 01:33:25 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20181016-0102460

New Owner:	**Send Tax Bill:**	**Map/Parcel**
Sharon S. Elkins, Trustee of the Elkins Revocable Living Trust dated March 26, 2018 1075 Chickadee Trail Kingston Springs, TN 37082	SAME	[redacted] 142030A033500CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

Sharon S. Elkins
AFFIANT

Sworn ~~to and~~ subscribed before me this 26 day of March 2018.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2021

(Notary Stamp)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar, and other good and valuable consideration, I, SHARON S. ELKINS, an unmarried woman, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to SHARON S. ELKINS, TRUSTEE, of the ELKINS REVOCABLE LIVING TRUST, dated MARCH 26, 2018.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors, heirs and assigns forever, I covenant I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS MY HAND this 26 day of March, 2018.

By: Sharon S. Elkins
SHARON S. ELKINS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sharon S. Elkins, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at 751 Cool Springs Blvd., Franklin, Tennessee, this 26th day of March, 2018.

RK
NOTARY PUBLIC

My Commission Expires: 3/8/2021

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021

Exhibit A

Property Description

Said property is described to wit:

Unit No. 335 in Deer Lake Retirement Community, a horizontal property regime, as shown on the Plat of Deer Lake Retirement Community recorded in Book 5050, Page 28 and 29, and as amended in Book 5050, Pages 62 and 63, and in Book 5543, Page 413, 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 Sharon S. Elkins, and unmarried woman, by Deed, from Peggy J. Glenn, and unmarried woman, filed of record on 09/30/13 **, in Instrument No.** 20130930-0162196 **, in the Register's Office for Davidson County, Tennessee.**

This conveyance is made subject to: (1) all easements, restrictive convenats and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 335 Deer Lake Drive, Nashville, Tennessee 37221.