Map: 142-03-0-A
Parcel: 445.00

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 155654 DEEDWARR
11/01/2018 08:58:19 AM 2 pgs
Fees: $13.00 Taxes: $203.50

20181101-0108072

Address of New Owner(s)
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 $55,000.00.

Affiant

Subscribed and sworn to before me this 19 day of October, 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 FIFTY-FIVE THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Kenneth L. Kimbrough, 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. 445 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, 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 Virginia L. Pierce, unmarried, by warranty deed from Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, of record as Instrument Number 20011207--135033, dated December 3, 2001, Register's Office for Davidson County, Tennessee. VIRGINIA L. PIERCE having since died on or about February 10, 2017, leaving her only heir-at-law, KENNETH L. KIMBROUGH, said property. For further reference see Affidavit of Heirship of record in Instrument No. 20171201-0122875, dated December 1, 2017, said Register's Office.

This is improved property, known as 445 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, Kenneth L. Kimbrough, do 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 further represent to Deer Lake Retirement Association, Inc. that this property has never been used as marital property and no marital rights have attached to it.

I, Kenneth L. Kimbrough, do bind myself, my 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 19th day of October, 2018.

Kenneth L. Kimbrough

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 Kenneth L. Kimbrough 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 for the purposes stated above.

Witness my hand and official seal at Nashville, Tennessee this 19 day of October, 2018.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: November 3, 2020