Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF NOVEMBER, 2018. Notary Public MY COMMISSION EXPIRES: MAY 2. 2022 (AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 160380 DEEDQC
11/15/2018 10:57:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181115-0112555

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HELEN W. BALDWIN	**SAME**	**142-03-0A-323.00CO**
(NAME) **323 DEER LAKE DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, HELEN W. BALDWIN, UNMARRIED,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY ALL MY RIGHT, TITLE AND INTEREST TO **HELEN W. BALDWIN, A LIFE ESTATE, WITH REMAINDER TO MY CHILDREN, SHARON K. FORTE AND FRED J. COX, AS TENANTS IN COMMON,** A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT,

Situated in Davidson County, Tennessee, being Unit No. 323 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 5298, page 717, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5097, pages 529 through 539, and in By Laws of Deer Lake Retirement Association, Inc., recorded in Book 7556, page 354, Register's Office for 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 the covenants, terms and provisions and conditions set forth in the aforesaid documents including but not limited to the obligations to pay monthly assessments for the maintenance and operation of Deer Lake Retirement Community in accordance with the Master Deed and By Laws.

THIS CONVEYANCE IS SUBJECT TO THE RESTRICTIONS ON THE RIGHT TO TRANSFER OWNERSHIP OF THE ABOVE DESCRIBED UNIT AS SET OUT IN THE MASTER DEED AND BY LAWS. SAID RESTRICTIONS INCLUDE A RIGHT OF FIRST REFUSAL.

THIS IS THE SAME LEGAL DESCRIPTION AS THE PRIOR DEED.

Unimproved ( )
This is improved(X) property known as **323 DEER LAKE DRIVE, NASHVILLE, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 14 day of **NOVEMBER, 2018.**

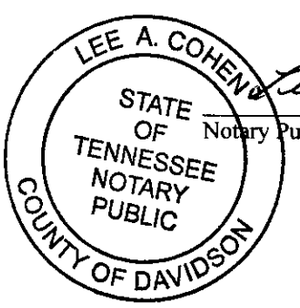
Helen W Baldwin
HELEN W. BALDWIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Helen W. Baldwin**, the bargainonor, 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 therein contained.

Witness my hand and official seal at office this 14 day of **NOVEMBER, 2018.**

My Commission Expires: **MAY 2, 2022**.



Lee A. Cohen
Notary Public