Map: 142-03-0-A
Parcel: 411.00

WARRANTY DEED

ADDRESS OF NEW OWNER
Deer Lake Retirement Association, Inc.
P. O. Box 682789
Franklin, Tennessee 37068

This Instrument Prepared By:
J. Terry Price
Guenther, Jordan & Price, P. C.
2100 West End Avenue
Suite 1150
Nashville, Tennessee 37203

SEND TAX BILLS TO:

SAME

Karen Johnson Davidson County
Batch# 200669 **DEEDWARR**
03/01/2019 09:02:25 AM 2 pgs
Fees: $13.00 Taxes: $390.72

20190301-0018568

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $105,600.00.

Affiant

Subscribed and sworn to before me this 26 day of February, 2019.

Notary Public

My Commission Expires: November 3, 2020

For and in Consideration of the sum of ONE HUNDRED AND FIVE THOUSAND, SIX HUNDRED DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Janet S. Grant, by and through my son and Attorney-in-fact, Gregory Scott Grant, 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. 411 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 5521, Page 853, 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 Janet S. Grant, unmarried, by deed from Annette Folds, unmarried, of record in Instrument No. 20130926-0101302, dated September 24, 2013, said Register's Office. Janet Sue Grant appointed her son, Gregory Scott Grant, as her Attorney-in-fact in a Durable General Power of Attorney dated June 29, 2018. Janet Sue Grant and Janet S. Grant are one and the same person and is the Grantor in this conveyance. This power of attorney is being recorded in said Register's Office contemporaneously with this deed.

This is improved property, known as 411 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.

Grantor represents to Deer Lake Retirement Association, Inc., that she is lawfully seized and possessed of the above described land in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein.

Grantor represents to Deer Lake Retirement Association, Inc., that no marital rights of any kind have attached to this property.

Grantor binds herself, her 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 26th day of February, 2019.

Janet S Grant by GSGrant

JANET S. GRANT by
GREGORY SCOTT GRANT, Attorney-in-fact

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 Gregory Scott Grant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he signed this deed as Attorney-in-fact for Janet S. Grant, the owner of the above reference property, and that he executed the within instrument with full authority for Janet S. Grant, in his representative capacity as Attorney-in-fact for Janet S. Grant, for the purposes stated above.

Witness my hand and official seal at Nashville, Tennessee this 26th day of February, 2019.

TERRY PRICE
STATE OF TENNESSEE NOTARY PUBLIC

NOTARY PUBLIC

My Commission Expires: November 3, 2020