Karen Johnson Davidson County
Batch# 221975 DEEDWARR
04/25/2019 10:20:18 AM 3 pgs
Fees: $18.00 Taxes: $390.72
20190425-0038118

Map: 142-03-0-A
Parcel: 333.00

**WARRANTY DEED**

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 $105,600.00.

Affiant

Subscribed and sworn to before me this 23 day of April, 2019.

Notary Public

My Commission Expires: Nov 23, 2020

TERRY PRICE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

For and in Consideration of the sum of ONE HUNDRED-FIVE THOUSAND, SIX HUNDRED DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), We, Barbara Jean Neely Webb, Patricia Ann Neely Sensing, and Vickie Elaine Neely Gleason, 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. 333 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 5343, 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, 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 RUFUS F. NEELY AND MILDRED J. NEELY, HUSBAND AND WIFE, by deed from DEER LAKE RETIREMENT ASSOCIATION, INC., A TENNESSEE NONPROFIT CORPORATION, of record in Book 9832, page 55, dated October 16, 1995, said Register's Office. RUFUS F. NEELY having since died, leaving MILDRED J. NEELY as surviving tenant by the entirety. MILDRED JEAN EDWARDS NEELY having since died on or about November 1, 2018. Also see Heirship Affidavit recorded contemporaneously with this deed in said Register's Office. Grantors, Barbara Jean Neely Webb, Patricia Ann Neely Sensing, and Vickie Elaine Neely Gleason, are the sole heirs at law and sole beneficiaries under the will of Mildred Jean Edwards Neely, also known as Mildred J. Neely, a Grantee in previous conveyance.

This is improved property, known as 333 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.

We, Barbara Jean Neely Webb, Patricia Ann Neely Sensing, and Vickie Elaine Neely Gleason, represent to Deer Lake Retirement Association, Inc., that we are 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. We affirm that this property has not been used as marital property since our father's death in April of 2003 and that no marital rights of any kind have attached to this property.

We, Barbara Jean Neely Webb, Patricia Ann Neely Sensing, and Vickie Elaine Neely Gleason, do bind ourselves, our 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 23 day of April, 2019.

Barbara Jean Neely Webb
BARBARA JEAN NEELY WEBB

Patricia Ann Neely Sensing
PATRICIA ANN NEELY SENSING

Vickie Elaine Neely Gleason
VICKIE ELAINE NEELY GLEASON

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a notary public in and for said county, personally appeared, Barbara Jean Neely Webb, Patricia Ann Neely Sensing, and Vickie Elaine Neely Gleason, who after being duly sworn, stated that the facts contained in the foregoing affidavit are true to the best of their knowledge, information, and belief.

NOTARY PUBLIC

My Commission Expires: November 3, 2020

J. TERRY PRICE
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY