Map: 142-03-0-A
Parcel: 374.00

WARRANTY DEED

Karen Johnson Davidson County
Batch# 224356 DEEDWARR
05/01/2019 10:08:40 AM 5 pgs
Fees: $28.00 Taxes: $349.28

20190501-0040270

ADDRESS OF NEW OWNER
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 $94,400.00.

Affiant

Subscribed and sworn to before me this 17 day of April, 2019.

Notary Public

My Commission Expires: November 3, 2020

J. TERRY PRICE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

For and in Consideration of the sum of NINETY-FOUR THOUSAND AND FOUR HUNDRED DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), We, Colleen Elizabeth Fino and Shawn Frances Franco, the only children, sole heirs at law and sole beneficiaries under the Will of Tucker A. St. John, deceased, 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. 374 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 5421, page 612, 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 TUCKER A. ST. JOHN, UNMARRIED, by deed from DEER LAKE RETIREMENT ASSOCIATION, INC., A TENNESSEE NONPROFIT CORPORATION, of record in Instrument No. 20100526-0040694, dated May 25, 2010, said Register's Office. The said Tucker A. St. John having since died testate but no formal estate administration was necessary. A copy of her Will is attached to Affidavits of Heirship recorded contemporaneously with this deed in said Register's Office giving this property in equal shares to her two daughters, Colleen Elizabeth Fino and Shawn Frances Franco. Without probating the Will, Colleen Elizabeth Fino and Shawn Frances Franco still inherit as the sole heirs at law of Tucker A. St. John. Colleen Elizabeth Fino is one and the same as Colleen Fino and Shawn Frances Franco is one and the same as Shawn Franco and all are the sole children, sole heirs at law, and sole beneficiaries under the Will of Tucker A. St. John.

This is improved property, known as 374 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.

Colleen Elizabeth Fino and Shawn Frances Franco do 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.

Colleen Elizabeth Fino and Shawn Frances Franco do represent to Deer Lake Retirement Association, Inc., that the above described property has not been used as marital property and that no marital rights of any kind have attached to this property.

Colleen Elizabeth Fino and Shawn Frances Franco 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 17 day of April, 2019.

SHAWN FRANCES FRANCO

STATE OF NEW MEXICO)
COUNTY OF SIERRA)

Personally appeared before me, Rebecca M Bean, a Notary Public in and for the above County and State, the within named Shawn Frances Franco, 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 Truth or Consequences, New Mexico, this 18th day of April, 2019.

NOTARY PUBLIC

My Commission Expires: 3/10/2023

REBECCA M. BEAN NOTARY PUBLIC STATE OF NEW MEXICO

Colleen Elizabeth Fino

COLLEEN ELIZABETH FINO

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

Personally appeared before me, _____, a Notary Public in and for the above County and State, the within named Colleen Elizabeth Fino, 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 _____, California, this _____ day of April, 2019.

_____

NOTARY PUBLIC My Commission Expires: _____

See Attached

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF San Diego

On April 17th, 2019, before me Lisa C Murphy, Notary Public
(name, title of officer)

personally appeared Colleen Elizabeth Fino
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (is) ~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/(she)/~~they~~ executed the same in ~~his~~/(her)/~~their~~ authorized capacity(ies), and that by ~~his~~/(her)/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Lisa C Murphy
(Signature of Notary Public)

(Notary Seal)

