Karen Johnson Davidson County
Batch# 237799 DEEDWARR
06/03/2019 02:48:30 PM 4 pgs
Fees: $23.00 Taxes: $436.60
20190603-0052694

Mail tax statememts to: Martha J Winchester 442 Wilclay Dr Nashville TN 37209

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), P.O. Box 211031, Columbus, Ohio 43221

Record and Return to: Amrock, 662 Woodward Avenue, Detroit, MI 48226

Order Number: 65694007– 4977395

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation** for One Hundred Eighteen Thousand Dollars and 00/100 ($118,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Martha J. Winchester, an unmarried woman**, whose address is 442 Wilclay Dr, Nashville, TN 37209, the following described real property located in Davidson County, State of Tennessee and further 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.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

Easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 142 03 0A 374.00
Street address of property: 374 Deer Lake Dr., ~~#374~~, Nashville, TN 37221
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20190501-0040270, in the Recorder's Office, Davidson County, Tennessee.
Mail Tax Statements to: Martha J. Winchester, 442 Wilclay Dr, Nashville, TN 37209

Signed this 28th day of May, 2019.

Signature of Grantor(s):

Deer Lake Retirement Association, Inc.

By: Mark W. Anderson
Its: President

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 28th day of May, 2019 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Mark W. Anderson, as President of Deer Lake Retirement Association, Inc., known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public MATT DECKARD
Commission expires 7/24/19

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Property Address: 374 Deer Lake Dr., ~~#374~~, Nashville, TN 37221
Tax Parcel: 142 03 0A 374.00 MJW MWA

Oath of Consideration

I or we, Mark W. Anderson, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $118,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 28th day of May, 2019.

Signatures of Affiant(s):

Mark W. Anderson

Sworn and subscribed before me this 28th day of May, 2019

Notary Public MATT DECKARD
Commission expires 7/24/19

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

201906030052694

True Copy Certification

I, Betsy Lanzotti, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
Jessica N Johnson

My Commission Expires: April 25, 2022
Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne