Karen Johnson Davidson County
Batch# 434873 DEEDWARR
07/10/2020 12:33:30 PM 4 pgs
Fees: $23.00 Taxes: $629.00
20200710-0075505

Map: 142-03-0-A
Parcel: 426.00

WARRANTY DEED

Address of New Owner(s)
Dorothy M. Coltharp
426 Deer Lake Drive
Nashville, Tennessee 37221

Send Tax Bills To:

QUENTIN ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of RUTHERFORD

This Instrument Prepared By:
J. Terry Price
Guenther, Jordan & Price, P.C.
P. O. Box 696
Springfield, TN 37172-0696

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $170,000.00.

Dorothy M. Coltharp
Affiant

Subscribed and sworn to before me this 2nd day of July, 2020.

Notary Public

My Commission Expires: May 15, 2021

For and in Consideration of the sum of ONE HUNDRED, SEVENTY THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, has bargained and sold, and by these presents does transfer and convey to Dorothy M. Coltharp, unmarried, her heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Unit No. 426 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 5431, page 293, 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 in the 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 and Bylaws are incorporated in this deed by reference and made a part hereof the same as though copied herein verbatim.

SUBJECT TO 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; and

SUBJECT TO restrictions on the right to transfer ownership of the above described apartment unit or to lease said unit as set out in the Master Deed and Bylaws.

Being the same property conveyed to Deer Lake Retirement Association, Inc. by Warranty Deed from Carol B. Stedman, unmarried, of record as Instrument number 20200508-0048044 Register's Office for Davidson County, Tennessee.

This is improved property, known as 426 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 Dorothy M. Coltharp, unmarried, her heirs and assigns, forever.

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

Deer Lake Retirement Association, Inc., binds the corporation, its successors and assigns, to warrant and forever defend the title to the above described land to Dorothy M. Coltharp, her heirs and assigns, against the lawful claims of all persons.

Witness this 2nd day of July, 2020.

QUENTIN ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of RUTHERFORD

DEER LAKE RETIREMENT ASSOCIATION, INC.

Mark W. Anderson, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Quentin Isabell, a Notary Public of the above State and County, personally appeared Mark W. Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Deer Lake Retirement Association, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of July, 2020.

NOTARY PUBLIC My Commission Expires May 15, 2021

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 142 03 0A 426.00

Land situated in the County of Davidson in the State of TN

UNIT NO. 426 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 5431, PAGE 293, 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 OBLIGATIONS 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.

Commonly known as: 426 Deer Lake Dr, Nashville, TN 37221-2107

Being the same property conveyed to Deer Lake Retirement Association, Inc., by deed dated April 28, 2020 of record in Deed Instrument/Case No. 20200508-0048044, in the County Clerk's Office.

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