Map: 142-03-0-A
Parcel: 432.00

WARRANTY DEED

Karen Johnson Davidson County
Batch# 470825 **DEEDWARR**
09/04/2020 10:58:24 AM 2 pgs
Fees: $13.00 Taxes: $399.60

20200904-0101296

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.
P. O. Box 696
101 5th Avenue West, Suite 102
Springfield, Tennessee 37172-0696

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $108,000.00.

Affiant

J. TERRY PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 27 day of August, 2020.

Notary Public

My Commission Expires: November 3, 2020

For and in Consideration of the sum of ONE HUNDRED AND EIGHT THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), Buford A. Batey, widowed and unmarried ("Grantor"), has bargained and sold, and by these presents does transfer and convey to Deer Lake Retirement Association, Inc. (Grantee), a Tennessee nonprofit corporation, its successors and assigns, all rights, title and interests in a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

Unit No. 432 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 5589, Page 946, 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 Buford A. Batey and Mary H. Batey, husband and wife, by deed from Barbara Ruth Cowell, unmarried, of record as Instrument No. 20120604-0048456, dated May 31, 2012, said Register's Office. Being further conveyed to Keith D. Batey, a single person, by quitclaim deed from Buford A. Batey and Mary H. Batey, husband and wife, of record in Instrument No. 20121026-0098335, dated October 25, 2012, said Register's Office. Being further conveyed to Buford A. Batey and Mary H. Batey, husband and wife, of record in Instrument No. 20160119-0005227, dated January 6, 2016, said Register's Office. The said Mary H. Batey having since died on or about September 9, 2019. Buford A. Batey, also known as Buford "Al" Batey, appointed William Hampton, his attorney-in-fact in a durable power of attorney dated December 9, 2019 and recorded contemporaneously with this deed in said Register's Office for Davidson County, Tennessee. Buford A. Batey, Buford "Al" Batey, and Buford Batey are one and the same person and is the Grantor in this conveyance.

This is improved property, known as 432 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 he is lawfully seized and possessed of the above described land; has a good right to convey it, and the same is unencumbered, except as described herein. Grantor further represents to Deer Lake Retirement Association, Inc., that since the death of Mary H. Batey, the property has never been used as marital property and that no marital rights of any kind have attached to this property.

Grantor binds himself, his 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 27 day of August, 2020.

Buford A. Batey,
by William Hampton, 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 William Hampton who, as the attorney-in-fact for Buford A. Batey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he, as said attorney-in-fact for Buford A. Batey, executed the within instrument for the purposes stated above.

Witness my hand and official seal at Nashville, Tennessee this 27 day of August 2020.

J. TERRY PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NOTARY PUBLIC My Commission Expires: November 3, 2020