Map: 142-03-0-A
Parcel: 347.00

**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 734086 DEEDWARR
10/12/2021 11:42:36 AM 3 pgs
Fees: $18.00 Taxes: $518.00
20211012-0136985

**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 $140,000.00.

Mark W. Anderson
Affiant

Subscribed and sworn to before me this 30 day of September, 2021.

J. TERRY PRICE
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF ROBERTSON

Notary Public My Commission Expires: 2-4-2024

For and in Consideration of the sum of ONE HUNDRED AND FORTY THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), We, William Dallas Taylor, Jr. and Ronda Read Taylor, 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. 347 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 5215, Page 207, 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 Ronda Read Taylor, unmarried, by deed from Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, of record as Instrument No. 20170608-0057483, dated May 11, 2017, said Register's Office.

Ronda Read Taylor, reserving a Life Estate unto herself, further conveyed said property to William Dallas Taylor, Jr., by Quitclaim Deed of record as Instrument No. 20190130-0008791, dated January 25, 2019, said Register's Office.

This is improved property, known as 347 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, William Dallas Taylor, Jr. and Ronda Read Taylor, do represent to Deer Lake Retirement Association, Inc., that the property has never been used as marital property by anyone and that no marital rights of any kind have attached to this property.

We, William Dallas Taylor, Jr. and Ronda Read Taylor, 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.

We, William Dallas Taylor, Jr. and Ronda Read Taylor, do bind ourselves, our heirs, assigns, 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 4 day of OCTOBER, 2021.

William Dallas Taylor, Jr.

Ronda Read Taylor

DONNA DODD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, (print name of notary public) DONNA DODD, a Notary Public in and for the above County and State, the within named William Dallas Taylor, Jr. and Ronda Read Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes stated above.

Witness my hand and official seal at Nashville, Tennessee this 4 day of OCTOBER, 2021.

DONNA DODD
NOTARY PUBLIC My Commission Expires: 9.2.2024

