Map: 142-03-0-A
Parcel: 449.00

# WARRANTY DEED

**ADDRESS OF NEW OWNER**
Deer Lake Retirement Association, Inc.
P. O. Box 682789
Franklin, Tennessee 37068

**SEND TAX BILLS TO:**

SAME

Karen Johnson Davidson County
Batch# 941763 **DEEDWARR**
11/16/2022 08:47:35 AM 2 pgs
Fees: $13.00 Taxes: $526.88

20221116-0121896

*This Instrument Prepared By:*
J. Terry Price
Guenther, Jordan & Price, P. C.
101 5th Avenue West, Suite 102
P. O. Box 696
Springfield, Tennessee 37172-0696

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $142,400.00.

Subscribed and sworn to before me this 18 day of October, 2022.

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

Notary Public My Commission Expires: September 24, 2024

For and in Consideration of the sum of ONE HUNDRED AND FORTY-TWO THOUSAND, FOUR HUNDRED DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Paul Randall Timmons, unmarried, 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. 449 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, 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 Paul Randall Timmons, by deed from Deer Lake Retirement Association, Inc., a Tennessee Nonprofit Corporation, of record in Instrument No. 20090812-0076060, dated August 5, 2009, said Register's Office. Paul Randall Timmons appointed his brother, John S. Timmons, as his attorney-in-fact with full authority to bargain, lease, contract, sell, convey "and in any and every way and means deal in and with lands [and] real property" in an Immediate Durable General Power of Attorney effective on July 18, 2019, and recorded as Instrument Number 20190723-0072145 in Register's Office.

This is improved property, known as 449 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.

I, Paul Randall Timmons, do represent to Deer Lake Retirement Association, Inc., that I am 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.

I, Paul Randall Timmons, do represent and affirm that this property has not been used as marital property and that no marital rights of any kind have attached to this property.

I, Paul Randall Timmons, do bind myself, my 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 my hand this 18 day of October, 2022.

CONNIE E. HARGROVE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 3-20-2024

Paul Randall Timmons, by
John S. Timmons, Attorney-in-Fact

STATE OF Tennessee )
COUNTY OF Dickson )

Personally appeared before me, Connie E. Hargrove, a Notary Public in and for the above County and State, the within named John S. Timmons with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes stated above in his representative capacity as Attorney-in-Fact for his brother, Paul Randall Timmons.

Witness my hand and official seal at Nashville, TN this 18th day of October, 2022.

Connie E. Hargrove
NOTARY PUBLIC

My Commission Expires: March 20, 2024