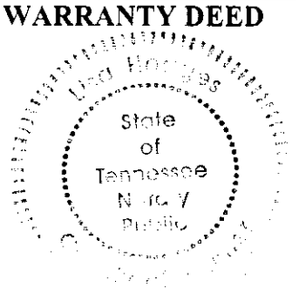
File No. 290800122

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Sue A. Arnett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: February 28, 2012.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans: T20090061728 DEEDWARR
Recvd: 09/09/09 09:31 3 pgs
Fees: 18.00 Taxes: 629.00

20090909-0084325

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sue A. Arnett	Bank of America, N.A.	034070A07900CO
(NAME)	(NAME)	
301 Harbor Village Drive	801 Crescent Center Drive, #510	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Elizabeth C. Roundy, unmarried and Connie Lynn Wightman, as joint tenants with right of survivorship**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Sue A. Arnett, hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Harbor Village, Phase IV, Revision 1, a Horizontal Property Regime with Private Elements, filed as Exhibit C to and established by the Declaration of Covenants, Conditions & Restrictions, of record in Instrument No. 200306110080857 and amended in 200307230102986 and 200501200007505, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/element appurtenant to said unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Elizabeth C. Roundy, unmarried and Connie Lynn Wightman, as joint tenants with right of survivorship by Deed dated April 19, 2007 and filed April 23, 2007 from Vivian Durrell Rouse, an unmarried woman of record in Instrument No. 20070423-0047961, Register's Office for said County.

This conveyance is being made subject to the following exceptions:

Davidson County Taxes for the year 2009 and subsequent years, a lien, not yet due and payable.

Subject to Homeowner's Association Dues.

Subject to all matters as set forth on the boundary plat of record in Book 6250, Page 626, Register's Office of said County.

Restrictive Covenants of record in Book 6628, Page 577, Book 6646, Page 543, Book 10672, Page 743, Instrument No. 200108170089318, Instrument No. 200306110080857, Instrument No. 200307230102986, Instrument No. 200501200007505, Register's Office of said County.

Subject to Charter of Homeowner's Association as shown of record in Book 6635, Page 254 and Instrument No. 200306110080884, Register's Office for said County.

Subject to By-Laws in Instrument No. 200702050014894, Register's Office of said County.

Subject to Sanitary Sewer and Storm Drainage Easement recorded at Book 5589, Page 827 and Book 6361, Page 948, as shown in the Register's Office of Davidson County, Tennessee.

Subject to Stormwater Easement as shown of record in Instrument No. 200211050135703 and Instrument No. 200211210144783, Register's Office for said County.

Subject to Sewer Line Easement recorded at Book 5970, Page 679, as shown in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 301 Harbor Village Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), HER heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 28th day of August, 2009.

Elizabeth C Roundy
Elizabeth C. Roundy

Connie Lynn Wightman by Elizabeth C Roundy As Attorney in Fact
Connie Lynn Wightman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Elizabeth C. Roundy ~~and Connie Lynn Wightman~~ the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of August, 2009.

Commission expires: February 28, 2012

Lisa Hodges
State of Tennessee Notary Public

LISA G. HODGES Notary Public

File Number: 290800122

RETURN TO:
Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Elizabeth Roundy, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Connie Lynn Wightman, as her Attorney In Fact, under Power of Attorney bearing Inst. No. 20090909-0084324, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Connie Lynn Wightman, under said Power of Attorney.

Witness my hand and official seal at office in Goodlettsville, Tennessee, this the 28th day of August, 2009.

My Commission Expires:
02/28/2012

Notary Public

