Mail to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $270,000.00

Pam S Howser
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 3RD DAY OF JUNE, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 11-04014 LUCAS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO (If left blank please use the address of the new owner)	MAP-PARCEL
Deborah L. Lucas and Jerry N. Lucas	Deborah and Jerry Lucas	131-2H-208.00 CO.
4210 Hillsboro Pike, Apt 208	2401 Owl Cr	
Nashville, TN 37215	West Columbia SC 29169	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

STEFANIE R. LOWAS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

DEBORAH L. LUCAS AND JERRY N. LUCAS **

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4210 Hillsboro Pike, Apt 208, Nashville, TN 37215

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 1 day of June, 2011.

Stefanie R. Lowas

STATE OF Nebraska
COUNTY OF Douglas

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, STEFANIE R. LOWAS, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Omaha, Nebraska, this 1st day of June, 2011.

Notary Public Janet W Smith

My Commission Expires: 7-6-2012

GENERAL NOTARY - State of Nebraska
JANET W. SMITH
My Comm. Exp. July 6, 2012

** wife and husband

BILL GARRETT, Davidson County
Trans:T20110033746 DEEDWARR
Recvd: 06/06/11 13:45 2 pgs
Fees:13.00 Taxes:999.00

20110606-0043256

11-04014 LUCAS

EXHIBIT A - LEGAL DESCRIPTION

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 208 of The Hillsboro Quarters II Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws for Hillsboro Quarters Condominiums, of record in Instrument No. 20040421-0045569, Instrument No. 20040511-0054050, Instrument No. 20050110-003192 and Instrument No. 20050425-0045365, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Hillsboro Quarters II Condominiums, as set out on Exhibit "A" to the Third Amendment to the Master Deed, of record in Instrument No. 20050425-0045365, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed by Warranty Deed from Steve Poe and wife, Cindy Poe to Stefanie R. Lowas, an unmarried woman as recorded on the 22nd day of May, 2009 in Instrument No. 20090522-0047616 and Warranty Deed from Craighead Patten Properties, a Tennessee joint venture, By: Craighead Development, LLC, it's managing Venturer to Steve Poe and Cindy Poe, husband and wife as recorded on the 3rd day of June, 2005 in Instrument No. 20050603-0063474, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

b. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hollywood Place, as recorded in Plat Book 547, Page(s) 85 and 86, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

c. Charter of Hillsboro Quarters Condominium Owner's Association, Inc. recorded at Instrument No. 20040330-0035515.

d. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed and ByLaws establishing HILLSBORO QUARTERS Condominium of record in Instrument No. 20040421-0045569 , as amended by instrument(s) of record in Instrument Nos. 20040511-0054050, 20050110-0003192, 20050425-0045365 and 20070905-0106403; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

e. Easement for Sanitary Sewer, Storm Drainage, Water Mains and Appurtenances, recorded in Instrument Nos. 20040526-0061600 and 20040526-0061601.

f. Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4041, Page 9.

g. Easement for Highway Purposes, recorded in Book 4426, Page 398.

h. Stormwater Detention Agreement recorded at Instrument No. 20030530-0073121.

i. Conveyance to Homeowner's Association recorded at Instrument No. 20041230-0155026.