28576-8 Box 14

Box 14

This Instrument Prepared by:
Ensley, Baker and Shade, PLLC
801F. Sunset Dr. Suite 2
Johnson City, TN 37604
File No. TN4637

After Recording return to:
Aspen Title and Escrow LLC
121 S. David Lane, Suite 2
Knoxville, TN 37922

BILL GARRETT, Davidson County
Trans:T20160056303 DEEDWARR
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Fees:13.00 Taxes:584.60
20160701-0067423

WARRANTY DEED

THIS INDENTURE, made this 29th day of June, 2016, between **Nolan H. Lucas and Patricia L. Lucas, husband and wife o**f Davidson County, Tennessee, their executors, heirs, successors, and assigns, hereinafter referred to as "First Parties", and **Rebekah C. Diller, a single woman**, of Davidson County, Tennessee, their executors, heirs, successors, and assigns, hereinafter referred to as "Second Parties".

WITNESSETH:

That said First Parties, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration paid into their hands by the Second Parties, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

BEING A CERTAIN PARCEL OF REAL ESTATE SITUATED AND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, WITHIN THE CORPORATE LIMITS OF THE CITY OF ANTIOCH, AND BEING DESCRIBED AS FOLLOWS, TO-WIT:

BEING ALL OF LOT NO. 184 ON THE PLAN OF BARNES CROSSING PLANNED UNIT DEVELOPMENT, AS SHOWN BY MASTER DEED OF RECORD IN INSTRUMENT NUMBER 20050721-0084791, AND RE-RECORDED IN INSTRUMENT NUMBER 20050805-0092480 AND AMENDED OF RECORD IN INSTRUMENT NUMBER 20051114-0136938 AND FURTHER AMENDED IN INSTRUMENT NUMBER 20071227-0147998 OF THE REGISTER'S OFFICE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

THE ABOVE LEGAL DESCRIPTION BEING THE SAME AS THE LAST DEED OF RECORD, NO NEW BOUNDARY SURVEY HAVING BEEN PROVIDED AT TIME OF SAID CONVEYANCE.

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO THE MASTER DEED AND BY-LAWS OF RECORD IN INSTRUMENT NO. 200507210084791, RECORDED IN INSTRUMENT NO. 200508050092480, AMENDED IN INSTRUMENT NO. 200511140136938; EASEMENT TO METRO OF RECORD IN INSTRUMENT NO. 200507210084791; DEED TO METRO OF RECORD IN INSTRUMENT NUMBER 200508110095171; CHARTER OF HOMEOWNERS ASSOCIATON INCLUDED IN MASTER DEED AS EXHIBIT "B"; PLANNED UNIT DEVELOPMENT BOUNDARY OF RECORD IN INSTRUMENT NUMBER 200501280010427; 24 MONTH CHAIN OF TITLE AS RECORDED IN INSTRUMENT NUMBER 200412060144584, IN BOOK 8039, PAGE 387, BOOK 6791M OAGE 454; ALL MATTERS SHOWN ON SAID MASTER DEED AS RECORDED IN INSTRUMENT NO. 200507210084791 AND AMENDED IN INSTRUMENT NUMBER 200511140136938, ALL OF SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO NOLAN H LUCAS AND PATRICIA L LUCAS, HUSBAND AND WIFE, BY WARRANTY DEED DATED APRIL 27, 2006 AND RECORDED MAY 4, 2006, IN INSTRUMENT NO. 200605040051672, DAVIDSON COUNTY REGISTER OF DEEDS OFFICE

with all the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors, administrators, and assigns do hereby covenant with said Second Parties, their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said Premises are free from all encumbrances, except real property taxes for the year 2016 and all other applicable easements, restrictions, and set back lines of record in the Register's Office for Davidson County, Tennessee, and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties have set their hands and seals on the day and year first above written.

(L.S.)
Nolan H. Lucas

(L.S.)
Patricia L. Lucas

STATE OF TN)
COUNTY OF Davidson) ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Nolan H. Lucas and Patricia L. Lucas, husband and wife** the within named bargainor/s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 29th of June, 2016}.

Notary Public

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission expires: 12-22-19

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is **$158,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 29th of June, 2016}.

Notary Public

My Commission expires: 12-22-19

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THE NAME AND ADDRESS OF PROPERTY OWNER:
OWNER: **Rebekah Diller**
ADDRESS: **1731 Red Jacket Dr.**
Antioch, TN 37013

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
NAME: **Farmington Mortgage, a Division of CapStar Bank**
ADDRESS: **2002 Richard Jones Road, Suite 300A, Nashville, TN 37215**

TAX PARCEL ID#: **17305OA18400**