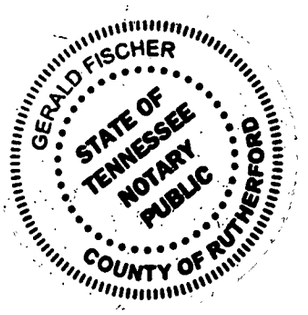
RECORDING INFORMATION



THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TENNESSEE)
COUNTY OF Rutherford)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $214,900.00.

Kelly Dorey
Affiant

Sworn to and subscribed before me this 4th day of January, 2017.

Notary Public

My Commission Expires: 7-6-2020

(SEAL)

BILL GARRETT, Davidson County
Trans:T20170001592 DEEDWARR
Recvd: 01/06/17 12:34 3 pgs
Fees:18.00 Taxes:795.13
20170106-0001832

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Robert Lucas and Deborah Lucas 301 Harbor Village Drive Madison, TN 37115-2295	New Owner	034-07-0A-079.00-CO

This Indenture is made on the 4th day of January, 2017, by and between **SUE A. ARNETT, AN UNMARRIED WOMAN**("Grantor"), and **ROBERT LUCAS AND DEBORAH LUCAS, HUSBAND AND WIFE** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

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, as shown on the Townhomes Property Line Exhibit to the Second Amendment to Declaration of Covenants, Conditions and Restrictions for Harbor Village, Phase IV, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20050120-0007505, in the Register's Office of Davidson County, Tennessee, and as established by Declaration of Covenants, Conditions and Restrictions for Harbor Village, Phase IV, a Horizontal Property Regime with Private Elements recorded in Instrument Number 20030611-0080857, as amended in Instrument Number 20030723-0102986 and Instrument Number 20050120-0007505, which was corrected by Instrument Number 20050729-0088636, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sue A. Arnett by Warranty deed from Elizabeth C. Roundy, unmarried and Connie Lynn Wightman, as joint tenants with right of survivorship of record in Instrument No. 20090909-0084325 Register's Office for Davidson County, Tennessee, dated August 28, 2009 and recorded on September 09, 2009.

This is improved property known as 301 Harbor Village Drive , Madison, TN 37115-2295.

This conveyance is being made subject to:

1. Taxes for the year 2017 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 6250, Page 626, Register's Office for Davidson County, Tennessee.

3. Master Deed establishing a Horizontal Property Regime of Harbor Village, Phase IV of record in Instrument Number 20030611-0080857 amended in Instrument Number 20030723-0102986 and Instrument No. 20050120-0007505, Register's Office for Davidson County, Tennessee.

4. Charter for Harbor Village HOA of record in Instrument Number 20030611-0080884, in the Register's Office for DavidsonCounty, Tennessee.

5. Storm water detention agreement of record in Instrument Number 20021105-0135703 and Instrument Number 20021121-0144783, in the Register's Office for DavidsonCounty, Tennessee.

6. Sewer easement of record in Book 7026, Page 914, Book 7026, page 916 and Book 7121, page 202, in the Register's Office for Davidson County, Tennessee.

7. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6628, Page 577, amended in Book 66446, page 543, Book 10672, page 743, Register's Office for Davidson County, Tennessee. persons.

8. By-Laws of record in Instrument Number 20070205-0014894, in the Register's Office for DavidsonCounty, Tennessee.

9. Sanitary Sewer and Storm Drainage Easement of record in Book 5589, Page 827, and Book 6861, Page 948, in the Register's Office for Davidson County, Tennessee.

10. Sewer Line Easement of record in Book 5970, Page 679, in the Register's Office for Davidson County, Tennessee.

11. Grant Easement of record in Instrument Number 20110930-0075699, in the Register's Office for DavidsonCounty, Tennessee.

12. Restrictions of record as Instrument Number 20090909-0084325 in the Register's Office for Davidson County, Tennessee.

13. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

14. Subject to rights of others in and to the common areas and/or elements.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 4th day of January, 2017.

GRANTOR:

Sue A. Arnett

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, SUE A. ARNETT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of January, 2017.

Notary Public

My Commission Expires: 08/24/2020

LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY