WARRANTY DEED

Instr:200003030021312 Page: 1 OF 2
REC'D FOR REC 03/03/2000 10:47:52AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $516.52

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MARCH , 2000.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Five Star Builders, LLC	SAME	98-09-B-11.00CO 98-09-B-12.00CO
(NAME) P.O. Box 41008	(NAME)	98-09-B-15.00CO
(ADDRESS) Nashville, Tennessee 37204	(ADDRESS)	98-09-B-16.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **New Hope Partners, A General Partnership,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Five Star Builders, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lots No. 11, 12, 15 & 16 on the Plan of Windchase, Phase III, a Planned Unit Development, of record in Plat Book 11700, page 14, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to New Hope Partners, a General Partnership by deed from New Hope Partners, LLC of record as Instrument No. 199912290308255, Register's Office for Davidson County, Tennessee.

This conveyance us subject to (a) 2000 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 11700, page 14, said Register's Office; (c) restrictive covenants of record in Book 10969, page 417, Book 11446, page 554, and Book 11657, page 304, said Register's Office; (d) By-laws of record in Book 11657, page 320, said Register's Office.

unimproved ☒
This is improved ☐ property, known as **Lots 11, 12, 15 & 16 Windchase, Phase III, Hermitage, TN 37076**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 our hands this 2nd day of MARCH 2000.

New Hope Partners, A General Partnership

By:
W.H. Eason, Jr., Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared W.H. Eason, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the within instrument for the purposes therein contained, and who further acknowledged himself to be the Member or the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Brentwood, Tennessee this 2nd day of MARCH, 2000.

Commission expires:

ROBERT L. SCRUGGS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 24, 2001

Notary Public