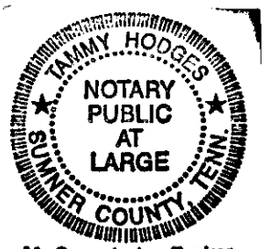
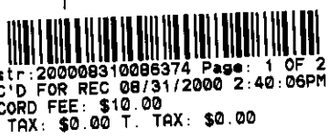
This document is being recorded to record in correct county (Davidson).
Tax paid in Williamson County (see receipt).

BK 2039 PG 611

WARRANTY DEED





Instr:200008310086374 Page: 1 OF 2
REC'D FOR REC 08/31/2000 2:40:06PM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,950.00

Robert C. Magan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2000.

Tammy Hodges
Notary Public

MY COMMISSION EXPIRES: March 11, 2003.
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
CHARLES H. BEATY, BPR. #2282, 600 Commons Drive, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT C. MAGAN	BANK OF AMERICA	MAP 172-14
(NAME)	(NAME)	
5013 HAMMERSMITH COURT	2059 NORTHLAKE PARKWAY	GROUP B
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211	TUCKER, GA 30084	PARCEL 49.00
(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, **NEWMARK HOMES, L.P., A TEXAS LIMITED PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT C. MAGAN AND WIFE, DEBORAH A. MAGAN**, 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 Lot No. 49 on the Plan of Winfield Park , Phase 1, Section 1 of record in Plat Book 9700, Page 765, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

BEING a portion of the property conveyed to Newmark Homes, L.P., a Texas Limited Partnership by deed from Danco Property Investments, LLC, a Tennessee Limited Liability Company of record 03/07/00 as Instrument Number 200003070023101, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING CONDITIONS:
Subject to setback lines, easements, and all matters, etc., of record in Plat Book 9700, Page 765, said Register's Office.
Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 11113, Page 691, said Register's Office.
Subject to Easement for Ingress and Egress of record in Book 5552, Page 857, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 5013 HAMMERSMITH COURT, NASHVILLE, TN 37211
(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 15th day of August, 2000.

NEWMARK HOMES, L.P., A Texas Limited Partnership of NEWMARK HOMES CORPORATION, A Nevada Corporation

By: [signature] SVP. 8/15/00
MICHAEL M. MOODY, SR. VICE PRESIDENT

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL M. MOODY, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sr. Vice President of 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 Franklin, Tennessee this 15th day of August, 2000.

Commission expires: ~~March 11, 2003~~ 6-8-04

[signature]
Notary Public

State of Tennessee, County of WILLIAMSON
Received for record the 17 day of
AUGUST 2000 at 10:13 AM. (REC# 381678)
Recorded in official records
Book 2039 Pages 611- 612
Notebook 64 Page 305
State Tax $ 961.81 Clerks Fee $ 1.00,
Recording $ 10.00, Total $ 972.81,
Register of Deeds SADIE WADE
Deputy Register JESSICA MANGRUM