WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/21/00 10:59 2pgs
Fees:11.00 Taxes:1253.48

20001221-0125059

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,778.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18TH DAY OF DECEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES: 9/24/2001

(AFFIX SEAL)

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
D. IRA DOWNS JR.	FIRST HORIZON HOME LOAN CORPORATION D/B/A SUNBELT NATIONAL MORTGAGE	MAP 172-14
(NAME)	(NAME)	
208 WALLINGFORD SQUARE	10741 KING WILLIAM DRIVE	GROUP B
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211	DALLAS, TX 75220	PARCEL 148.00
(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 **D. IRA DOWNS, JR., UNMARRIED**, 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.148, First Revision of Winfield Park, Phase 1, Section 2, as shown on Plat of record as Instrument No. 200002250018480, 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 recorded as Instrument No. 200006200061053, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING CONDITIONS:
Subject to setback lines, easements, and all matters, etc., recorded as Instrument No. 200002250018480, 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 By-Laws of record in Book 11113, Page 717, said Register's Office.
Subject to Easement to BellSouth Telecommunications, Inc. of record in Book 11628, Page 204, said Register's Office.
Subject to Easement Agreement of record in Book 1124, Page 852, said Register's Office.
Subject to Ingress and Egress to Cemetery of record in Book 11357, Page 909, said Register's Office.
Subject to Ingress and Egress of record in Book 5552, Page 857, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 208 WALLINGFORD SQUARE, 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 18th day of December, 2000.

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

By: _____
BRENT HOPPER, VICE PRESIDENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENT HOPPER, 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 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 Nashville, Tennessee this 18th day of December, 2000.

Commission expires: 9/29/2001

_____
Notary Public

NOTARY PUBLIC DAVIDSON