# WARRANTY DEED

JUDY S WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN
My Commission Expires September 25 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES: 9/25/2004
(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 |
|---|---|---|
| MICHAEL N. GEARHEART | Chase Manhattan Mortgage Corp. | MAP 172-14 |
| (NAME) | (NAME) | |
| 5009 HAMMERSMITH COURT | 3415 Vision Drive | GROUP B |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE, TN 37211 | Columbus OH 43219 | PARCEL 48.00 |
| (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 **MICHAEL N. GEARHEART AND WIFE, PATRICIA LANE GEARHEART**, 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. 48 on the Plan of Winfield Park, Phase 1, Section 1, of record in Plat Book 9700, Page 767, Amended as Instrument No. 200008100079242 and 200012110121552, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

BEING 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. 200003070023102 in the 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 767, Amended by Instrument No. 200008100079242 and 200012110121552, said Register's Office.
Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 1113, Page 691, said Register's Office.
By-Laws of record in Book 11113, Page 717, 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 5009 HAMMERSMITH COURT, NASHVILLE, TN
(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.

Davidson County DEEDWARR
Recvd: 01/05/01 08:56 2pgs
Fees:11.00 Taxes:928.52
20010105-0001586

Witness our hands this 29th day of December, 2000.

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

By: _____
MICHAEL M. MOODY, SR. VICE PRESIDENT

Attest: _____

STATE OF TENNESSEE

COUNTY OF 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 29th day of December, 2000.

Commission expires:

_____
Notary Public

TAMMY HODGES
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires 3/11/2003