# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/04 08:50 2 pgs
Fees:13.00 Taxes:232.14

**20040402-0037108**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,740.70

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2004.

My Commission Expires Jan. 25, 2006

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Newmark Homes, LP | SAME | p/o 34-07-34.00 |
| (NAME) 318 Seaborad Lane, #212 | (NAME) | |
| (ADDRESS) Franklin, TN 37067 | (ADDRESS) | |
| (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, Coleman Lake Partners, LLC , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Newmark Homes, LP , 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:

Being Lot No. 51 and 52 on the Plan of Harbor Village, Phase IV, of Townhomes property line exhibit, Revision I, a horizontal property regime with private elements, Harbor Village Drive, as of record in Instrument No. 200307230102986, which revives and amends in Instrument No. 200306110080857, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Coleman Lake Partners, LLC, as of record in Instrument No. 200209040106320 and Instrument No. 200303050029088, at the Register's Office for Davidson County, Tennessee and apart of the property conveyed to Glen F. Nabors, as of record in Deed Book 5165, page 366, a the register's Office for Davidson County, Tennessee and by Quitclaim Deed from Glenn F. Nabors and wife, Nancy A. Nabors of record in Instrument No. 200306110080856 for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 259/261 Harbor Village Dr., Madison, TN 37115

(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 30th day of March, 2004.

Coleman Lake Partners, LLC

By: _____

Attest: _____

State of Tennessee
County of Williamson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William Watson, Chief Manager* with whom I am personally acquainted and who upon his oath acknowledged himself to be the ~~Chief Manager~~ Secretary of Coleman Lake Partners, LLC the within named bargainer, a limited liability company, and that, he as such ~~Chief Manager~~ Secretary, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~** by himself as such ~~Chief Manager~~. Secretary

*Douglas B. Durr, Secretary

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of March, 2004.

** limited liability company

My Commission Expires: _____

Notary Public

My Commission Expires Jan. 25, 2006

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

**File Number2403341**

**RETURN TO:**
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Brentwood, TN 37027