WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/21/04 12:40 2pgs
Fees:13.00 Taxes:239.16

20041021-0126799

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,636.90

Tammy Barbolic
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 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	Newmark Homes, LP	p/o 034-07-34.00
(NAME) 318 Seaboard Lane, #212	(NAME) 318 Seaboard Lane, #212	
(ADDRESS) Franklin, TN 37067	(ADDRESS) Franklin TN37067	
(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 Nos.106 and 107 of Tennessee Property Line Exhibit of Harbor Village, Phase IV, revision 1, a Horizontal Property Regime with private elements Harbor Village Drive of record in Instrument Number 200307230102986 which revises and amends Instrument Number 200306110080857, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

~~Continued on next page~~.

Being the same property conveyed to Coleman Lake Partners, LLC, as of record in Instrument Number 200209040106320 and Instrument Number 200303050029088, at the Register's Office for Davidson County, Tennessee, and part of the property conveyed to Glen F. Nabors as of record in Deed Book 5165, Page 366, at the Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Glenn F. Nabors and wife, Nancy A. Nabors, of record as Instrument Number 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 165/167 Harbor Village Drive, 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 12th day of October, 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 of Coleman Lake Partners, LLC, the within named bargainer, a corporation, and that, he as such Chief Manager, 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.

Witness my hand and official seal this the 12th day of October, 2004.

My Commission Expires: _____

Notary Public _____

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

My Commission Expires Jan. 25, 2006

File Number2409494
RETURN TO:
Cumberland Title Company
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Brentwood, TN 37027