WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/21/05 10:02 2 pgs
Fees:13.00 Taxes:563.17
20050121-0007857

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,207.04

Tammy Hardcastle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TN
MY COMMISSION EXPIRES 5/23/2006

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
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	034-07-0A-090
(NAME) # 100	(NAME)	034-07-0A-091
325 Seaboard Lane	SAME	034-07-0A-092
(ADDRESS)	(ADDRESS)	034-07-0A-093
Franklin, TN 37067		
(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. 72, 73, 74 and 75 on the Plan of Harbor Village, Phase IV, a Horizontal Property Regime with private elements according to the declaration of covenants of the plat attached thereto 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 part of the same property conveyed to Coleman Lake Partners, LLC by quitclaim deed from Glen F. Nabors and Nancy A. Nabors of record in Instrument No. 200306110080856, Register's Office for said County, recorded on 06/11/03.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 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 13th day of January, 2005.

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 limited liability company, 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 at Brentwood, Tennessee, this 13th day of January, 2005.

My Commission Expires: _____

DAWN D. CHASE NOTARY PUBLIC AT LARGE TN WILLIAMSON CO. MY COMMISSION EXPIRES 5/23/2006

Notary Public

File Number: 250100263

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027