File No. 250301452

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/28/05 12:17 2 pgs
Fees:13.00 Taxes:554.63
20050328-0032680

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DAWN D. CHASE 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
John E. Tidwell		034-07-0-A-111.00 CO
(NAME)	(NAME)	
5017 Lanier Drive	SAME	
(ADDRESS)	(ADDRESS)	
Greenbrier, TN 37073		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, , Newmark Homes, LP, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John E. Tidwell and Janet M. Tidwell, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 91 on the Plan of Harbor Village Revision I, Phase IV, as of record 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 Newmark Homes, LP by deed from Coleman Lake Partners, LLC of record in Instrument No. 200407220087667, Register's Office for said County, recorded on 07/22/04.

This conveyance is further 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 361 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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/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 25th day of March, 2005.

Newmark Homes, LP

By: _____

Attest: _____

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public for the said county and state, personally appeared Elaine Rogers, with whom I am personally acquainted, and who upon oath acknowledged herself to be the Division Controller of TOUSA Homes, Inc., General Partner of Newmark Homes, L.P., a Texas Limited Partnership, the within named bargainor, and that as such Division Controller, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Partnership as such Division Controller of TOUSA Homes, Inc., General Partner of Newmark Homes, LP.

Witness my hand at office this 25th day of March, 2005.

Commission expires:

6-7-08

Belinda J Cottrell
Notary Public

BELINDA J COTTRELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

File Number: 250301452

RETURN TO:

Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027