File No. 250500089

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/12/05 16:13 2 pgs
Fees:13.00 Taxes:285.81
**20050512-0053995**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,245.08

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10TH DAY OF MAY, 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 |
|---|---|---|
| Newmark Homes, LP | SAME | 34-07-A-76.00<br>34-07-A-75.00 |
| (NAME)<br>325 Seaboard Lane, #100 | (NAME) | |
| (ADDRESS)<br>Brentwood, TN 37067 | (ADDRESS) | |
| (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, , Coleman Lake Partners, LLC, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Newmark Homes, LP, 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 Nos. 57 and 58 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 the same property conveyed to Coleman Lake Partners, LLC as of record in Instrument No. 200209040106320 and Instrument No. 200303050029086, 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 in Instrument No. 200306110080856 for Davidson County, Tennessee.

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 271/273 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 10th day of May, 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 at office this 10th day of May, 2005.

Commission expires:

Notary Public




**File Number: 250500089**

**RETURN TO:**

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