File No. 250800223

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/12/05 10:08 2 pgs
Fees:13.00 Taxes:290.09
20050812-0095606

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,403.76

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF AUGUST, 2005.

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
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	Lot 59 19 - 34.07 - 0A - 77.00
(NAME) 275 & 277 Harbor Village Dr.	(NAME) 325 Seaboard Ln, Ste. 100	Lot 60 19 - 34.07 - 0A - 78.00
(ADDRESS) Madison, TN 37115	(ADDRESS) Franklin, TN 37067	
(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 No. 59 and 60, HARBOR VILLAGE, Phase IV of Townhomes Property Line Exhibit Revision 1, a Horizontal Property Regime, as shown by plat of record in Instrument No. 200306110080857 and amended in Instrument No. 200307230102986, 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.

BEING a part of the same property conveyed to Coleman Lake Partners LLC by Deed from Glen F. Nabors and wife, Nancy A. Nabors as executed on 6/10/2003 and filed for record on 6/11/2003 in Instrument No. 200306110080856, Register's Office of 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 275 & 277 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 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 9th day of August, 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.

Commission expires:

My Commission Expires Jan. 25, 2006

Notary Public

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

File Number: 250800223

RETURN TO:

Cumberland Title
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Brentwood, TN 37027