File No. 251001462

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $366,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

TAMMY HARBOLIC
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires Feb. 15, 2009

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		p/o 171-101.0 / 171-104.0 / 160-103.0
(NAME) 325 Seaboard Lane, Ste. 101	(NAME) SAME	
(ADDRESS) Franklin, 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, Mayfair Development Group, 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 Unit Nos. 61, 62, 63, 64, 65 and 66, Barrington Place, a Horizontal Property Regime with Private Elements are shown on plat in the Master Deed and By-Laws as recorded in Instrument No. 200509140110701, of the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Mayfair Development Group, LLC by deed from Harry J. Adams, Jr., and wife, Marilyn D Adams, of record in Instrument No. 20040920-0112515, and from Sarah A. Dunn, an unmarried person, and John H. Dunn, Jr., a married person, of record in Instrument No. 20040920-0112516, and John Moore and Amy Cross Nance, Trustees, of record in Instrument No. 20040920-0112517, Register's Office for said County.

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 Lots 61, 62, 63, 64, 65 and 66 Barrington S/D
(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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Davidson County DEEDWARR
Recvd: 11/10/05 08:39 2 pgs
Fees:13.00 Taxes:1354.20

20051110-0136171

Witness our hands this 3rd day of November, 2005.

Mayfair Development Group, LLC

By: James Carbine

Attest: Chief Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Carbine, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Chief Manager of Mayfair Development Group, LLC, the within named bargainer, a Limited Liability Company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as Chief Manager.

Witness my hand at office this 3rd day of November, 2005.

Commission expires:

Tammy Harbolic
Notary Public

TAMMY HARBOLIC
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Exp. Feb. 15, 2009

File Number: Z51001462

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