Davidson County DEEDWARR
Recvd: 05/03/07 13:41 2 pgs
Fees:13.00 Taxes:991.49

20070503-0053192

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2007040099

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $267,969.00

Sworn to and subscribed before me this 30th day of April, 2007.

Affiant

Notary Public

My Comm. Expires: 9/19/09

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:
Newmark Homes, LP
325 Seaboard Lane, Ste 100
Franklin, TN 37067

Send Tax Bills to:
SAME

Map-Parcel Numbers:
PART OF 163-96.01

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Alliance Development, LLC, f/k/a Coleman Lake Partners, L.L.C.,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Newmark Homes, LP , a Texas limited partnership**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Being Lot Number 71, Unit 142; Lot No. 72, Unit 140; Lot No.73, Unit 138; Lot No. 74, Unit 136; Lot No. 75, Unit 134; Lot No. 76, Unit 132; Lot No. 77, Unit 130; and Lot No. 78, Unit No. 128 as described in the Master Deed and Bylaws for Autumn Ridge Townhomes, a Horizontal Property Regime With Private Elements, of record in Instrument 20060404-0038533, and amended in Instrument 20060419-0045063, and in Instrument No. 20061115-0141803, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Lot/Unit. Description taken from Exhibit B of the First Amendment to Master Deed and Bylaws and was prepared by R. Scot Cherry, Cherry Land Surveying, Inc., Reg. No. 1512, 622 West Iris Drive, Nashville, Tennessee 37204.

Being part of the same property conveyed to Coleman Lake Partners, now known as Alliance Development, LLC, by Warranty Deed from Barbara A. McCall , formerly known as Barbara

Annette King, and Tony M. McCall, of record in Instrument No. 20050218-0018753, and re-recorded in instrument number 20050413-0041301 to correct notary seal, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to real estate taxes and special assessments which are a lien but are not payable or delinquent, and all easements and restrictions of record.

This is ~~improved~~ unimproved property known as Unit 142, Unit 140, Unit 138, Unit 136, Unit 134, Unit 132, Unit 130 and Unit 128., 1382 Rural Hill Road, Antioch, TN 37013.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of April, 2007

Alliance Development, LLC f/k/a Coleman Lake Partners, LLC

By: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared William A. Watson, 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 Alliance Development, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand, at office, this 30th day of April, 2007.

Kathy J. Byers
Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY