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Davidson County DEEDWARR
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Fees:13.00 Taxes:466.53
20071001-0116174

This instrument was prepared by
OVERLAND TITLE COMPANY, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
2007080096

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transaction is $ 126,090.00.

Affiant

Sworn to and subscribed before me this 27th day of September, 2007.

Notary Public

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 19, 2009

My Commission Expires:

Address of New Owner:	Send Tax Bills to:	Map-Parcel:
Shavonne Smith	Regions Mortgage	163-2-C-73.00 CO
1382 Rural Hill Road, Unit #138	2050 Parkway Office Circle	
Antioch, TN 37013	Birmingham, AL 35244	

SPECIAL 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, **Newmark Homes, L.P., a Texas Limited Partnership**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shavonne Smith, an unmarried woman**, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows

Being Lot No. 73, Unit No. 138 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 Unit. Description taken from Exhibit B of the First Amendment to Master Deed and Bylaws.
The description is the same as the previous Deed of record.

Being part of the same property conveyed to Newmark Homes, L.P., a Texas Limited Partnership by Warranty Deed from Coleman Lake Partners, LLC, now known as Alliance

Development, LLC, of record in Instrument No. 20070503-0053192, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to zoning, building restrictions, setback requirements and general utility, sewer, and drainage easements of record; subdivision declarations, reservations, conditions, covenants, assessments, restrictions, rights-of-way, and easements of record; facts that an accurate survey or inspection would disclose, and other matters of public record. 2007 County taxes paid by Grantee.

This is improved property known as **1382 Rural Hill Road, Unit #138, Antioch, TN 37013.**

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever. Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise. Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS our hands this 27th day of September, 2007.

Newmark Homes, L.P.

By: Elaine Rogers
Elaine Rogers, V.P.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Belinda J. Cottrell of the state and county mentioned, personally appeared Elaine Rogers, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Division Vice President of TOUSA Homes, Inc., General Partner of Newmark Homes, L.P., a Texas Limited Partnership, the within named bargainor, and as such Division Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as such Division Vice President of TOUSA Homes, Inc., General Partner of Newmark Homes, L.P.

Witness my hand, at office, this 27th day of September, 2007.

Belinda J Cottrell
Notary Public

MY COMMISSION EXPIRES
6-7-08

