Davidson County DEEDWARR
Recvd: 12/19/08 08:46 2 pgs
Fees:13.00 Taxes:978.10

20081219-0121349

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,350.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF December, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-DL-08-5244

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herman M. Holmes	Realty Mortgage Corporation	
5244 New John Hagar Road	(NAME) 7000 Executive Center Drive, Ste. 200	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Brentwood, TN 37027	98-6-A-107.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NEWMARK HOMES, LP, A TEXAS LIMITED PARTNERSHIP, DEBTOR IN POSSESSION, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HERMAN M. HOLMES AND WIFE, GLORIA J. CAMPBELL-HOLMES, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 99, BRIDGEWATER, PHASE ONE, SECTION B, OF RECORD IN INSTRUMENT NO. 20060425-0046949 AND SURVEYOR'S CERTIFICATE OF CORRECTION IN INSTRUMENT NO. 20060608-0067982, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO NEWMARK HOMES, LP, A TEXAS LIMITED PARTNERSHIP, DEBTOR IN POSSESSION BY WARRANTY DEED FROM BRIDGEWATER HERMITAGE, LLC RECORDED MARCH 11, 2008 IN INSTRUMENT NO. 20080311-0024343, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT OF RECORD IN INSTRUMENT NO. 20060425-0046949, SURVEYOR'S CERTIFICATE OF CORRECTION IN INSTRUMENT NO. 20060608-0067982; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NOS. 20051024-0128043 AND 20051122-0141076; HOA CHARTER OF RECORD IN INSTRUMENT NO. 20060223-0021110; EASEMENT FOR SANITARY SEWER/STORM DRAINAGE OF RECORD IN INSTRUMENT NOS. 20030827-0124253 AND 20060120-0008000; EASEMENT TO TVA OF RECORD IN BOOK 1291, PAGE 99 AND BOOK 1318, PAGE 29; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20050222-0019150; CONVEYANCE TO BINKLEY-STEELE AND HAGAR CEMETARY OF RECORD IN INSTRUMENT NO. 20060726-0090108, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 5244 New John Hagar Road, Hermitage, Tennessee 37076
(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), 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), 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 my/our hand(s) this 12th day of December, 2008.

Newmark Homes, LP

By: _____

Title: Vice President

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

On this the 12th day of December, 2008, before me personally appeared Brent Hopper, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Vice President of Newmark Homes, LP, the within named bargainor, a corporation, and that he/she as such Vice President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of December, 2008.

Belinda J Cottrell
Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES MAY 20, 2012

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903