REALTY TITLE 15
Box 48-A

File No. 250200620

WARRANTY DEED

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

MARIAN S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: 02-04-07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/01/05 12:38 2 pgs
Fees:13.00 Taxes:502.83
20050301-0022396

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard K. Begue	Ownit Mortgage Solutions, Inc.	
(NAME) 1213 Springwood Drive	(NAME) PO Box 4354	MAP 63-16B
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Houston, Texas 77210-4354	PARCEL 120.0
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, , George E. Manson, an unmarried man, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard K. Begue, and Wife, Kristina A. Begue, 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. 202 on the Plan of Hampton Park (Formerly Chitwood Downs, a Planned Unit Development), as shown by plat of record in Plat Book 6900, Pages 550, 551 and 552 and Certificate of Correction of record in Book 7462, Page 445 and by Amendment to change name of record in Book 8181, Page 112, 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 the same property conveyed to George E. Manson, by Deed from Associates Home Equity Services, Inc. a/k/a Associates Home Equity Services, dated June 22, 2000, filed for record on June 27, 2000, in Instrument Number 200006270063960, Register's Office for Davidson County, Tennessee.

Mortgage Loan Inspection dated June 23, 2000 by R.L. Montoya Land Surveying, Inc. shows a 5' public utility easement along front lot line, a 20' minimum building setback line from Springwood Drive, 5' minimum building setback lines from both side lot lines, a 20' minimum building setback line from rear lot line and a 10' public utility and landscape easement along rear lot line. Inspection also shows concrete drives encroaches over the 5' public utility easement along front lot line.

Restrictive Covenants of record in Deed Book 7351, Page 852, Deed Book 7451, Page 739 and Deed Book 8181, Page 112 Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 6900, Page 550,551 and 552, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

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 1213 Springwood Drive, Old Hickory, TN 37138
(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 GRANTEES, his/her/their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 my/our hand(s) this 25th day of February, 2005.

George E. Manson

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named George E. Manson, an unmarried man, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at WILSON COUNTY, Tennessee, this 2/25/2005.

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Commission Expires: 1-23-06

Notary Public

File Number: 250200620

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