File No. 250502449

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS THE~~ 27th Day of May 2005.

Notary Public

MY COMMISSION EXPIRES: 6.4.06
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/01/05 15:59 2 pgs
Fees:13.00 Taxes:406.63

20050601-0061944

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
Stephanie R. Peoples	Ownit Mortgage Solutions, Inc.	Map 060-16-0-138
(NAME) 224 Capitol View Avenue	(NAME) PO Box 4354	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Houston, Texas 77210-4354	
(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, I, Matthew B. Manson, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephanie R. Peoples, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING the west 48 feet of Lot No. 93, Capitol View Subdivision, as shown by plat of record in Plat Book 974, Pages 52 and 53, 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 Matthew B. Manson by Deed from Jeff Primm, dated September 8, 2004, filed for record on September 10, 2004, in Instrument Number 200409100109736, Register's Office for Davidson County, Tennessee.

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

Easement as shown of record in Deed Book 4154, Page 85, 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 224 Capitol View Avenue, Nashville, TN 37207
(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), HER 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), HER 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 27th Day of May 2005.

Matthew B. Manson

Matthew B. Manson
by Grace C. Manson
ATTY in Fact

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, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Matthew B. Manson, unmarried, as Attorney In Fact, under Power of Attorney bearing Inst. No. _____, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Matthew B. Manson, unmarried, under said Power of Attorney.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 27 day of May, 2005.

My Commission Expires:
6·4·06

Notary Public

JENNIFER MARLIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE

File Number: 250502449

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122