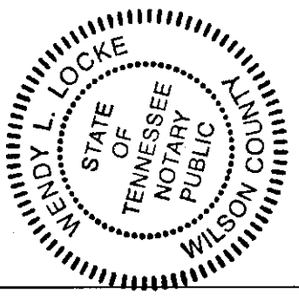
File No. 250500338

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,906.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/02/05 16:05 2 pgs
Fees:13.00 Taxes:1005.05

20050602-0062812

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
Stephen L. Simons	Ownit Mortgage Solutions, Inc	075-12-0-E-36
(NAME)	(NAME)	
1220 Lilac Drive	11700 Great Oaks Way Suite 360	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Alpharetta, Georgia 30022	
(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, We,

Blossom Trace, LLC,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephen L. Simons, Married,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 15 Blossom Trace First Revision Final Plat, as shown by plat of record in Plat Instrument Number 200109200101745 and corrected by Surveyors Certificate of Correction in Instrument Number 20011025-0116872, 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 part of the same property conveyed to Blossom Trace, LLC by deed dated May 30, 2001 from Kent A. Biery and Wife Linda E. Biery of record in Instrument Number 20010605-0058126, Register's Office for said County.

Storm Water Detention Agreement of record in Instrument Number 20001220-0124666, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Instrument Number 200107240078292, 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 1220 Lilac Drive, Hermitage, TN 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)

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 our hands this 27th day of May, 2005.

Blossom Trace, LLC

By: _____

Attest: _____

STATE OF TENNESSEE

COUNTY OF WILSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared J. David Carter with whom I am personally acquainted and who upon his oath acknowledged J. David Carter to be the Chief Manager of Blossom Trace, LLC the within named bargainer, a corporation, and that, J. David Carter as such Chief Manager, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by J. David Carter as such Chief Manager.

Witness my hand at office this 27th day of May, 2005.

Commission expires:

_____
Notary Public

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXPIRATION DATE: 10-12-08

File Number: 250500338

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