Angela Marie Weaver executes this Warranty Deed on her own behalf and also on behalf of Dana Scott Weaver pursuant to a power of attorney being recorded simultaneously herewith. Dana Scott Weaver and Dana Weaver are one and the same person.
Angela Marie Weaver and Angela Weaver are one and the same.

This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, TN 37203
(615) 522-0140

Davidson County DEEDWARR
Recvd: 06/02/06 13:05 2 pgs
Fees:13.00 Taxes:758.13
20060602-0065143

File No.: **06-1178**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **Dana Scott Weaver and Angela Marie Weaver, husband and wife, ("Seller"),** has bargained and sold, and by these presents does transfer and convey unto **Philip G. Garrett, an unmarried person ("Buyer"),** and Buyer's successors and assigns all of Seller's interest in a certain tracts of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 942 on the Plan of BRENTWOOD HALL, SECTION IX, as shown on plat of record in Plat Book 2331, Page 92, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dana Scott Weaver and wife, Angela Marie Weaver by Warranty Deed from Preston S. Cannon and wife, Amy G. Cannon, recorded on the 28th day of December, 2000 in Instrument No. 20001228-0127056, in the Register's Office of Davidson County, Tennessee.

This conveyance is made 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.

Parcel ID # **160-4-16.00**
☒ Improved OR
☐ Unimproved property located at: **521 Oakley Drive, Nashville, TN 37220**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on this the **26th** day of **May, 2006.**

Dana Scott Weaver by Angela Marie Weaver as his attorney in fact

Dana Scott Weaver by Angela Weaver as his attorney in fact

Angela Marie Weaver

Angela Marie Weaver

STATE OF **Tennessee** COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Angela Marie Weaver** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal on this the **26th** day of **May, 2006.**

JEFFREY C. HORN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jeffrey C. Horn
Notary Public

My Commission Expires: My Commission Expires JAN. 26, 2008

State of Tennessee
County of Davidson

On this 26th day of May, 2006, before me personally appeared Angela [illegible] Weaver, to me known or who proved to me on the basis of satisfactory evidence to be the pers[illegible] who executed the foregoing instrument on behalf of Dana Sc[illegible] eaver and acknowledged that she executed the same as t[illegible] ee act and deed of the said Dana Scott Weaver.

Witness my hand [illegible] and seal this 26th day of May, 2006.

STATE OF **Tennessee**

COUNTY OF **Davidson**

Notary Public

JEFFREY C. HORN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires JAN. 26, 2008

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$204,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the **26th** day of **May, 2006.**

Notary Public

JEFFREY C. HORN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires JAN. 26, 2008

My Commission Expires: _____

****

Owner's Name: **Philip G. Garrett**

and Address: **521 Oakley Drive, Nashville, TN 37220**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

RMCVANGUARD Mortgage Corp.
1111 North Loop West, Ste 250
Houston, TX 77008