WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNA RAY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SHANNA RAY STATE OF TENNESSEE NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 09/18/06 14:08 2 pgs
Fees:13.00 Taxes:517.63

20060918-0115294

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monte H. Whaley Jr,	Shea Mortgage, Inc.	98-5-68
(NAME)	(NAME)	
532 Newcastle Lane	1295 W. Washington # 215	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Tempe, AZ 85281	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James P. Weaver and wife, Aimee M. Weaver, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Monte H. Whaley, Jr, HEREINAFTER CALLED THE GRANTEES, 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. 186 on the plan of Lake Park Subdivision, Section 9, of record in Plat Book 4955, Page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James P. Weaver and wife, Aimee M. Weaver, by Warranty Deed dated February 28, 2003, of record in Instrument No. 20030313-0033856, from Donna Jean Pruitt, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of James P. Weaver and Aimee M. Weaver by Terry DeSelms as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20060918015529 in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 532 Newcastle Lane, 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 GRANTEES, 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, 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 15 day of September, 2006.

James P. Weaver
By: Terry DeSelms as his Attorney-In-Fact

Aimee M. Weaver
By: Terry DeSelms as her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15 day of September, 2006 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of James P. Weaver and Aimee M. Weaver, and acknowledged that Terry DeSelms executed the same as the free act and deed of the said James P. Weaver and Aimee M. Weaver, through Power of Attorney granted Terry DeSelms by the said James P. Weaver and Aimee M. Weaver.

Witness my hand and official seal at Nashville, Tennessee this 15 day of September, 2006.

Commission expires: November 14, 2009

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOV 14, 2009

Notary Public