Davidson County DEEDWARR
Recvd: 10/06/06 15:02 2 pgs
Fees:13.00 Taxes:886.87

20061006-0124717

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

File No.: **06-1574**

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 **Alexis J. Meriweather and wife, Barbara C. Meriweather, ("Seller"),** has bargained and sold, and by these presents does transfer and convey unto **Edward Faria, an Unmarried Individual ("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. 127 on the Plan of Oak Highlands, Phase 1, a Planned Unit Development, of record in Plat Book 6900, pages 432-435, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Alexis J. Meriweather and wife, Barbara C. Meriweather, by Warranty Deed from Javad Salimi and wife, Mahin Salimi, dated August 21, 1997, of record in Book 10578, page 856, Register's Office for 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.

Alexis J. Meriweather executed this deed on behalf of Barbara C Meriweather, pursuant to the Power of Attorney, executed by Barbara C Meriweather, which is being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

Parcel ID # **173-4A-127.00 CO**

☒ Improved OR

☐ Unimproved property located at: **5145 W. Oak Highlands Drive, Antioch, TN 37013**

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 **29th** day of **September, 2006.**

Alexis J. Meriweather

Barbara C. Meriweather by Attn

Barbara C. Meriweather by her Attorney in Fact Alexis J Meriweather

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 **Alexis J. Meriweather and ~~Barbara C. Meriweather~~** 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 **29th** day of **September, 2006.**

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Stacey Denson Palmer

Notary Public

My Commission Expires:

My Commission Expires NOV. 22, 2008

STATE OF Tennessee COUNTY OF Davidson

On this 28th day of September, 2006, before me personally appeared Alexis J Meriweather, to me known to be the person who executed the foregoing instrument on behalf of Barbara C Meriweather and who acknowledged that he executed the same as the free act and deed of the said Barbara C Meriweather.

Witness my hand and Notarial Seal on this the 28th day of September, 2006.

My Commission Expires:

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

Stacey Denson Palmer
Notary Public

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STATE OF **Tennessee**

COUNTY OF **Davidson**

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 **$239,694.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Edward Faria
Affiant

Subscribed and sworn to before me on this the **29th** day of **September, 2006.**

Stacey Denson Palmer
Notary Public

My Commission Expires:

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

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Owner's Name: **Edward Faria**

and Address: **5145 W. Oak Highlands Drive, Antioch, TN 37013**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
WMC Mortgage Corporation
3100 Thornton Avenue,
Burbank, CA 91504