BILL GARRETT, Davidson County
Trans:T20140032749 DEEDWARR
Recvd: 05/12/14 13:25 2 pgs
Fees:13.00 Taxes:500.89
20140512-0040472

This instrument prepared by and Record and Return to:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: 14-1077

WARRANTY DEED

THIS INDENTURE, made and entered into this 4/25/2014, by and between Walter Wesley Weaver, Jr., parties of the first part, and Peggy Cameron, a single woman, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 15, Block "E" on the Plan of Country Club Estates of record in Plat Book 843, page 95, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Walter Wesley Weaver, Jr. by Quitclaim Deed from Robin G. Weaver, dated 09/04/2008, of record in Instrument Number 20080919-0095933, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Walter Wesley Waver, Jr and wife, Robin G. Weaver by deed from Greentree Financial Servicing Corp., dated 09/22/1998, of record in Book 11133, page 295, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # 072 04 0 260.00

☒ Improved 1424 Janie Ave, Nashville, TN 37216

☐ Unimproved property located at:

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 afore described 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.

Walter Wesley Weaver, Jr.

STATE OF

COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Walter Wesley Weaver, Jr. 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 this 25th day of April, 2014..

MY COMMISSION EXPIRES 7/5/2014

Notary Public

My Commission Expires: _____

VICTORIA A LOVETT NOTARY PUBLIC CATAWBA COUNTY, NC

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Owner's Name: Peggy Cameron

and Address: 1424 Janie Ave, Nashville, TN 37216

Mail tax bills to,:

Republic State Mortgage Co
2715 Bissonnet, Suite 102
Houston, TX 77005

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 $135,375.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn to before me this 25th day of April, 2014..

Notary Public

My Commission Expires: 12/5/15

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY