Davidson County DEEDWARR
Recvd: 04/19/04 15:29 2pgs
Fees:13.00 Taxes:297.85

20040419-0044279

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,500.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF April, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/3/04

(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

B-VRE-04-0163

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joely L. Pomprowitz	National Bank of Commerce	
163 Westfield Drive	(NAME) 221 Fourth Avenue North	128-13-A-163 CO
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM ALBERT CADE, III UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOELY L. POMPROWITZ A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 163 of Westfield Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6678, Page 771, and amended in Book 6736, page 110, and further amended in Book 6831, page 982, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, page 982, in said Register's Office for a more complete identification and description of such Unit.

Being the same property covneyed to William Albert Cade, III, unmarried, by Deed dated May 29, 2001 and filed for record on June 1, 2001 in Instrument Number 20010601-0056879, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter filed for record in Book 6746, Page 677, in the Register's Office for Davidson, Tennessee.

Right of Way Easements of record in Deed Book 4851, Page 918; Utility Easements of record in Book 6551, Page 988 and Book 7803, Page 694; Sewer Line Easement of record in Book 6551, Page 981, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

Restrictive Convenants of record in Deed Book 6551, Page 988, Register's Office of said County.

By-Laws filed of record in Book 6678, Page 771, Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256, in the Register's Office for Davidson, County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 163 Westfield Drive, Nashville, Tennessee 37221
(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) 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 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 my/our hand(s) this 14th day of April, 2004.

William Albert Cade, III

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Albert Cade, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 14th day of April, 2004.

Notary Public

My Commission Expires: 5/30/04

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903