WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150084137 DEEDWARR
Recvd: 10/02/15 12:53 2 pgs
Fees:13.00 Taxes:499.50
20151002-0100546

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of October, 2015.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William F. Pomeroy **Patricia H. Pomeroy**	**OWNERS**	**Map 128-13-0-A Parcel 428-00co**
105 Riverwalk Blvd.		
Simpsonville, SC 29681		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Rita Linda Bellamy, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William F. Pomeroy and Patricia H. Pomeroy, husband and wife

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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 428 of The Westfield (formerly The Hamlet) Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Westfield (formerly The Hamlet) Condominiums, of record in Book 6678, Page 771, and as amended in Book 6736, Page 110, and in Book 6801, Page 962, Book 6831, Page 982, and in Book 7271, Page 256, and Appointment of Successor Trustee of record in Book 9608, Page 719, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6678, Page 802, and amended in Book 7271, Page 310, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed, reference is hereby made to the plan of The Westfield (formerly The Hamlet) Condominiums, as set out on Exhibit "D" to the Amendment to the Master Deed, of record in Book 6831, Page 982, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Rita Linda Bellamy, by Deed dated August 29, 2014 from Teresa J. Bass, a single person of record in Instrument No. 20140902-0079946, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out in Exhibit "D" to the Amendment to the Master Deed in Book 6831, Page 982, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) All matters shown on the Revised Boundary Plat of record in Book 6250, Page 748, said Register's Office. (3) Easement, Right, and Right of Way for sewer purposes of record in Book 4851, Page 918, said Register's Office. (4) Grant of Easement for sewer line of record in Book 6551, Page 981, said Register's Office. (5) Subject to Easements, Covenants, and Restrictions as set out in the Deed of record in Book 6551, Page 988, said Register's Office. (6) Agreement for Dedication of Public Utilities Easement of record in Book 7803, Page 694, said Register's Office. (7) Master Deed of The Westfield (formerly The Hamlet) Condominiums, of record in Book 6678, Page 771, and as amended in Book 6736, Page 110, and in Book 6801, Page 962, Book 6831. Page 982, and Book 7271, Page 256, and Appointment of Successor Trustee in Book 9608, Page 719, said Register's Office. (8) By-Laws of The Westfield (formerly The Hamlet) Condominiums Homeowners' Association, Inc. of record in Book 6678, Page 802, and as amended in Book 7271, Page 310, Register's Office for Davidson County, Tennessee. (9) Charter of The Westfield (formerly The Hamlet) Condominiums Homeowners' Association, Inc., of record in Book 6746, Page 677, said Register's Office. (10) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (_X___) Unimproved (____) property, known as **428 Westfield Drive, Nashville, TN 37221**

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 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 my/our hand(s) this **1st** day of **October, 2015.**

Rita Linda Bellamy

Rita Linda Bellamy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Rita Linda Bellamy,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **October, 2015.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17