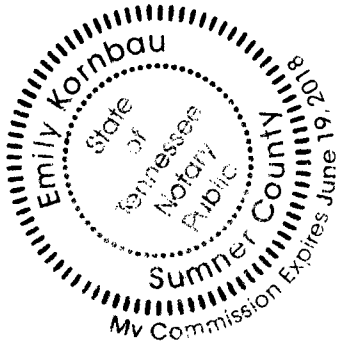
Davidson County
DEEDWARR
Batch# 15366
10/19/2017 10:43:36 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20171019-0107106

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 day of October 2017

Notary Public

MY COMMISSION EXPIRES: 6/19/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Michael G. Rutter and Karen S. Rutter	Michael G. Rutter and Karen S. Rutter	128 13 0A 428.00
(NAME)	(NAME)	
428 Westfield Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thousand And No/100 Dollars ($200,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **William F. Pomeroy and Patricia H. Pomeroy**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Glenn Rutter and Karen Suzzane Rutter, as Co-Trustees of the Rutter Family Trust, dated ~~January~~ February 5, 2008**, 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.

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Being the same property conveyed to William F. Pomeroy and Patricia H. Pomeroy, husband and wife by Warranty Deed from Rita Linda Bellamy, unmarried dated October 1, 2015 and recorded October 2, 2015 in Instrument No. 201510020100546 in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 428 Westfield Dr., 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, 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, has 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 13 day of October, 2017

William F. Pomeroy

Patricia H. Pomeroy

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named William F. Pomeroy and Patricia H. Pomeroy, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of October, 2017.

Notary Public

My Commission Expires: My Commission Expires February 7, 2024

(SEAL) KIMBERLY C. GUTHRIE NOTARY PUBLIC SOUTH CAROLINA

File Number: FRN-177257SSO