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WARRANTY DEED

Bill Garrett Davidson County
Batch# 102557 DEEDWARR
06/11/2018 08:33:42 AM 2 pgs
Fees: $13.00 Taxes: $675.25

20180611-0055437

File No. TE0004141

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna Margaret Rose	**Movement Mortgage**	149-05-0A-232.00-CO
(NAME)	(NAME)	
232 Pepper Ridge Circle	**8024 Calvin Hall Road**	
(ADDRESS)	(ADDRESS)	
Antioch, TN, 370132863	**Indian Land, SC 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Nadine Pomeroy (formerly known as Nadine Bouchard) and husband Michael Pomeroy,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anna Margaret Rose, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 232 on the Plan of Pepper Ridge Condominiums, Phase II, a Horizontal Property Regime as shown on the Plat of Pepper Ridge Condominiums, Phase II, recorded as Exhibit " A" to Annexation of land of record in Book 7572, page 222, and as shown on the plat recorded in Book 6900, page 689, Register' s Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Nadine Bouchard, a single woman by Warranty deed from 232 Pepper Ridge Circle land Trust, as Trustee of record in Instrument No. 20140321-0023330 Register's Office for Davidson County, Tennessee, dated March 17, 2014 and recorded on March 21, 2014.

Nadine Bouchard has since married Michael Pomeroy and is now known as Nadine Pomeroy.

Michael Pomeroy joins herein to convey any and all rights, title and/or interest he may have in said property by virtue of his marriage to Nadine Pomeroy.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 232 Pepper Ridge Circle, Antioch, TN 370132863

(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 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, 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 hand this 7th day of June, 2018.

Nadine Pomeroy by Vicki Hill as Attorney-in-Fact
Nadine Pomeroy by Vicki Hill,
as Attorney-in-Fact

Michael Pomeroy

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Vicki Hill, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Nadine Pomeroy, and who acknowledged that he/she executed the same as the free act and deed of the said Nadine Pomeroy, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument No. 20180611-0055436, said Register's Office.

Witness my hand and official seal this 7 day of June, 2018.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Leslie Garside
Notary Public

My commission expires: 1/20/19

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael Pomeroy, the bargainor(s), with whom I am personally acquainted (or proved to me his identity on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 7 day of June, 2018.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Leslie Garside
Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206