WARRANTY DEED

Karen Johnson Davidson County
Batch# 224470 DEEDWARR
05/01/2019 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $832.13
20190501-0040343

ASHLEE D. PAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF APRIL, 2019

Notary Public

MY COMMISSION EXPIRES: 11/8/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose A Castillo and Maria Tamayo Arellano	Pinnacle Bank	15005016100
(NAME)	(NAME)	
2933 Edge Moor Dr.	150 3rd Ave. S. Suite #1000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37201	
(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, WE, **Joyce Marie Pomeroy, a married woman** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jose A Castillo and Maria Tamayo Arellano, husband and wife,** 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 Lot No. 650 on the Plan of Edge-O-Lake Estates, Section 17, of record in Plat Book 4460, Page 44, said Register's Office.

Said Lot No. 650 fronts 80.00 feet on the southerly side of Edge Moor Drive and runs back between parallel lines 142.8 feet to a line in the rear which measures 80.0 feet.

FOR INFORMATION PURPOSES ONLY: 2932 Edge Moor Drive, Nashville, TN 37217

Being the same property conveyed to Joyce Marie Jones by virtue of that certain Warranty Deed dated February 16, 1996, and being of record at Book 9952, Page 242 in the Register's Office of Davidson County, Tennessee. Joyce Marie Jones having since married Leslie Pomeroy, and now known as Joyce Marie Pomery. Leslie Pomeroy joins in this conveyance to transfer any martial interest they may hold in said property.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 4549, Page 802, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved / improved x property, known as 2932 Edge Moor Dr. Nashville, TN 37217
(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 30th day of April, 2019.

Joyce Marie Pomeroy

Joyce Marie Pomeroy

Leslie Pomeroy

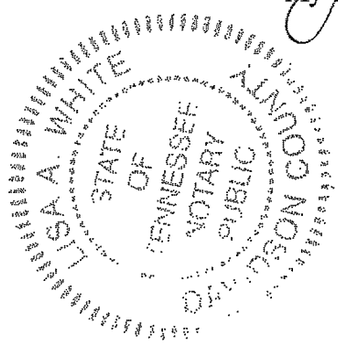
Leslie Pomeroy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Joyce Marie Pomeroy and Leslie Pomeroy**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of April, 2019.

Notary Public
My Commission Expires: 7/9/22



Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019