PREPARED BY (AND RETURN TO):

*Wilkins & Ivey, Attys.*

*Attorneys at Law*
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*

Christy Wilkins Ivey

*Percy Wilkins, Jr. (1933-2017)*

Karen Johnson Davidson County
Batch# 251471 DEEDWARR
07/02/2019 10:26:40 AM 3 pgs
Fees: $18.00 Taxes: $7,955.00
20190702-0064415

W & I Ref: (DM) Title No.: 60518
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| John Hoffman Pontius, Jr.<br>Lynde Easterlin Pontius<br>301 Belle Meade Blvd.<br>Nashville, TN 37205 | Citibank, N.A.<br>Central Loan Administration & Reporting<br>P.O. Box 11733<br>Newark, NJ 07101-4733 |

RETURN T TAX MAP PARCEL NUMBERS: 11610002200

PREPARED BY: BANKERS TITLE & ESCROW CO. [illegible]

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$2,150,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alvie C. Richardson and spouse, Kelly K. Richardson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Hoffman Pontius, Jr. and Lynde Easterlin Pontius, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Bransford Realty Company's Berkley Hills Subdivision of record in Book 547, pages 57 and 58, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Alvie C. Richardson and spouse, Kelly K. Richardson, by Warranty Deed from Charles Davies Cline and wife, Louise C Cline, dated May 1, 2013 and recorded on May 2, 2013, of record in Inst. No. 20130502-0044549, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Belle Meade City and Davidson County taxes for 2019, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 547, pages 57 and 58, said Register's Office; Easement for sanitary sewers to the City of Belle Meade of record in Book 5808, page 627, said Register's Office.

**This is improved property, known as 301 Belle Meade Blvd., Nashville, TN 37205**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised 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.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 28 day of June, 2019.

Alvie C. Richardson

Kelly K. Richardson

State of _____

County of _____

On this _____ day of _____, 20____, before me the undersigned authority, personally appeared Alvie C. Richardson and Kelly K. Richardson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: _____

(please see attached California Acknowledgment)

State of Tennessee

County of Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $2,150,000.00.

_____
Affiant

Sworn and subscribed before me this 1 day of July, 2020.

_____
Notary

My Commission Expires: 1-6-20

*This certificate is attached to a* Two *page document dealing with/entitled* Warranty Deed *and dated* 06/28/2019.

## California ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

On June 28th, 2019 before me,

Winkie Y. Zhang, a notary public *(here insert name and title of the officer)*,

personally appeared Alvie Richardson and Kelly K. Richardson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

WINKIE Y. ZHANG
COMM.# 2281384
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My Comm. Expires Mar. 17, 2023

MM12 MM12

Signature _____ (Seal)

*Rev. 2017*