PREPARED BY (AND RETURN TO):

Karen Johnson Davidson County
Batch# 256005 DEEDWARR
07/12/2019 09:29:16 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20190712-0068032

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)*

W & I Ref: (MJ) Title No.: 60577
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Briana B. Krantz 129 Westfield Drive Nashville, TN 37221	Highlands Residential Mortgage 12001 N. Central Expressway #750 Dallas, TX 75243

TAX MAP PARCEL NUMBERS: 128130A12900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$215,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William W. Pomy, married,,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Briana B. Krantz, a single woman**, 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 129 of Westfield Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 590, revised in Book 6250, page 748 and amended in Book 6831, page 982, said Register's Office, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to William W. Pomy by Warranty Deed from Jerry Lamar Kettles II and wife, Elizabeth McSurney, dated May 23, 2013 and recorded on May 28, 2013 of record in Instrument No. 20130528-0053561, Register's Office for Davidson County, Tennessee.

Ursula Weatherton Pomy, spouse of William W. Pomy, joins in this conveyance soley to convey any and all marital interest she may have in subject property.

Description Reference: Described from information contained in recorded condominium documents.

Taxes for 2019, and subsequent years. The Plan of record in Book 6250, page 590, as revised in Book 6250, page 748 and amended in Book 6831, page 482 said Register's Office, shows an owner's certificate, minimum setback lines and easements to which plan reference is hereby made for a more complete description. Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20151130-0120253, said Register's Office. Subject to the provisions of the condominium Master Deed of record in Book 6678, page 771; Book 6736, page 110; Book 6801, page 962; Book 6831, page 982; Book 7271, page 256; Book 9608, page 719, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 129 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 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 25th day of July, 2019.

William W. Pomy **Ursula Weatherton Pomy**

State of Tennessee

County of Davidson

On this 25th day of July, 2019, before me the undersigned authority, personally appeared William W. Pomy and Ursula Weatherton Pomy, 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.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

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: $215,000.00.

Affiant

Sworn and subscribed before me this 25th day of July, 2019.

Notary

My Commission Expires: 7-24-2019

DEBORAH L. BAXTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.