Karen Johnson Davidson County
Batch# 274274 DEEDWARR
08/21/2019 08:05:30 AM 5 pgs
Fees: $28.00 Taxes: $973.10
20190821-0083705

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)*

W & I Ref: (DM) Title No.: 60589

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Tanner Williams 3118 Broadway St. Indianapolis, IN 46205	JP MORGAN CHASE BANK, NA 1111 POLARIS PARKWAY COLUMBUS, OH 43240-2050

TAX MAP PARCEL NUMBERS: 072101A11300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$263,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bethany Hertrick-Grant and Frank Thompson Grant, Jr., wife and husband and Tracy Pomeroy, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tanner Williams, an unmarried person,** 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 Condominum Apartment in Davidson County, Tennessee, being Unit No. A1022 a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Declaration of Condominium of record in Instrument No. 20160729-0078558, amended in , Instrument No. 20160818-0086606, Instrument No. 20161121-0122822, Instrument No. 20170320-0027135, Register's Office for said County, 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 last property conveyed to Bethany Hertrick, unmarried and Frank Thompson Grant, Jr, unmarried and Tracy Pomeroy, married as tenants in common with right of survivorship by Warranty Deed from Elijah Light, unmarried, dated May 4, 2017 and recorded on May 5, 2017 of record in Instrument No. 20170505-0044663, Register's Office for Davidson County. Bethany Hertrick and Bethany Hertrick-Grant are one and the same person.

Subject property was investment property for Tracy Pomeroy.

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

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record shown on Exhibit "B" to the Declaration of Condominium of record in Instrument No. 20160729-0078558, amended in Instrument No. 20160818-0086606, Instrument No. 20161121-0122822, Instrument No. 20170320-0027135, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Instrument No. 20160729-0078558, amended in , Instrument No. 20160818-0086606, Instrument No. 20161121-0122822, Instrument No. 20170320-0027135, 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, assessment, liens and other matters. Charter of Solo East Condominium Association of record in Instrument No. 20160728-0078070, said Register's Office.

This instrument is executed on behalf of Bethany Hertrick-Grant and Frank Thompson Grant, Jr. by Tracy Pomeroy pursuant to a Power of Attorney executed by them on the 1st day of July, 2019, of record in Instrument No.20190821008370 3nstrument No.20190821008370 4espectively, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 1118 Litton Avenue, # 118, Nashville, TN 37216

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 1st day of August, 2019

Bethany Hertrick Grant by Tracy Pomeroy her attorney in fact

Bethany Hertrick-Grant by Tracy Pomeroy, Attorney-In-Fact

Frank Thompson Grant Jr. by Tracy Pomeroy his attorney in fact

Frank Thompson Grant, Jr by Tracy Pomeroy, Attorney-In-Fact

Tracy Pomeroy

Tracy Pomeroy

State of Tennessee

County of Davidson

On this 1st day of August, 2019, before me the undersigned authority, personally appeared **Tracy Pomeroy**, 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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Tracy Pomeroy** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Bethany Hertrick-Grant and Frank Thompson Grant, Jr.,** as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 1st day of August, 2019.

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: $263,000.00.

Affiant

Sworn and subscribed before me this 1ST day of AUGUST, 20 21.

Notary

My Commission Expires: _____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

EXHIBIT "A"
To
Warranty Deed

FROM: Bethany Hertrick-Grant, Frank Thompson Grant, Jr., and Tracy Pomeroy

TO: Tanner Williams

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Tracy Pomeroy, Affiant

Sworn to and subscribed before me this 1st day of August, 2019.

Notary Public

My Commission Expires: _____

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

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022