BILL GARRETT, Davidson County
Trans:T20090033542 DEEDWARR
Recvd: 05/21/09 09:08 2 pgs
Fees:13.00 Taxes:1609.50
20090521-0046692

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant Rocio Iniguez

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TEXAS
AMY SPRIET
My Commission Expires
October 8, 2012

THIS INSTRUMENT WAS PREPARED BY
Kevin D. Montgomery, Attorney, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hal Schofield	SAME AS Owner	116-03-0-H001-00.CO
(NAME)	(NAME)	
131A Woodmont Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **COUNTRYWIDE HOME LOANS**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **HAL SCHOFIELD**, HEREINAFTER CALLED THE GRANTEE, HIS 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. 1A on the Final Plat of Woodmont Close of record in Instrument No. 200406180072260 of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. Being the same property conveyed to Julie A. Brown, a married woman, as her sole and separate property and Adam Jones, an unmarried man, as joint tenants by warranty deed from Haury and Smith Contractors, Inc. of record as Instrument No. 20050629-0074876, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor by Substitute Trustee's Deed of record in Instrument No. 20080505-0045863, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2009 real property taxes; (b) all matters appearing on the plan appearing of record in Instrument No. 20040618-0072260 (and as an exhibit to the Master Deed) of the Register's Office for Davidson County, Tennessee; (c) Master Deed, Amendments thereto (if applicable), By-Laws, Restrictions and/or easements of record in Instrument No. 20050531-0060897; Book 3934, Page 211, Book 3946, Page 949, Instrument No. 20040128-0010981, said Register's Office; (d) all zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions of record that would violate Title 42 USC 3604.

unimproved ☐

This is improved ☒ property, known as 131A Woodmont Circle, Nashville, Tennessee 37205
(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 claiming by, through or under the Grantor herein, but no further or otherwise. 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 20th day of March, 2009.

COUNTRYWIDE HOME LOANS

BY: _____ _____

IT'S: Rocio Iniguez, Asst. Secretary Fadarryl Lundy, Asst. Secretary

STATE OF Texas)
COUNTY OF Collin)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Rocio Iniguez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself or herself to be Asst. Secretary of Countrywide Home Loans, the within named bargainor, a _____, and that he or she as such Asst. Secretary executed the foregoing instrument for the purposes therein contained by signing the name of the _____ by himself or herself as _____.

Witness my hand and seal at office in Collin, Texas this 20th day of March, 2009.

_____
Notary Public

NOTARY PUBLIC STATE OF TEXAS
AMY SPRIET
My Commission Expires
October 8, 2012

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