WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110048957 DEEDWARR
Recvd: 08/10/11 10:51 2 pgs
Fees:13.00 Taxes:666.00
20110810-0061584

KATHY SNIDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF AUGUST, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry L. Winkler	SAME	Map 118-4-b
(NAME) 553 Rosedale Avenue Unit 138	(NAME)	Parcel 138 CO
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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, I, **DOUGLAS CHAPMAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JERRY L. WINKLER AND ELIZABETH J. WINKLER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 138 on the Plan of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20071120-0135916, Register's Office for Davidson County, Tennessee, including without limitation, the Bylaws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Declaration of Covenants. Reference is hereby made to the Plan of The Row at Berry Hill Townhomes for placement of Units as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20071120-0135916, said Register's Office, for a more complete description of said Unit.

Being the same property conveyed to Douglas Chapman, unmarried, by deed from Craighead Development, LLC, of record in Instrument No. 20080429-0043483, said Register's Office.

Zipcode of property was corrected in Memorandum of Correction of record in Instrument No. 20080606-0058100, said Register's Office.

This conveyance is subject to (a) 2011 real property taxes; and (b) restrictive covenants of record in Instrument #20071120-0135916, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 553 Rosedale Avenue Unit 138, Nashville, Tennessee 37211
(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 8 day of August, 2011.

Douglas Chapman

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 Douglas Chapman, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of August, 2011.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011