Karen Johnson Davidson County
Batch# 803687 DEEDWARR
02/10/2022 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $3,144.63
20220210-0015660

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $849,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2022.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3-7-23
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File #22-0131-A-V

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Virginia Elizabeth Randall Winkle and Peter Winkle	**Same as New Owner**	
(NAME)	(NAME)	
929 Acklen Avenue		**116-03-0H-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HAL SCHOFIELD, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VIRGINIA ELIZABETH RANDALL WINKLE AND PETER WINKLE, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1-A and the garage attached thereto, in Woodmont Close, a Horizontal Property Regime located at 131 Woodmont Blvd., Nashville, Davidson County, Tennessee, as described in a Master Deed and the plat attached thereto as recorded in Instrument No. 20050531-0060897, Register's Office for Davidson County, Tennessee, to which documents reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodmont Close, Condominium Units, contained in said Master Deed and By-Laws appended thereto, recorded in Instrument No.20050531-0060897, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Said condominium regime also comprises Lots 1, 2 and 3, Woodmont Close, recorded in Instrument No. 20040618-0072260.

Being the same property conveyed to Hal Schofield by Warranty deed from Countrywide Home Loans of record in Instrument No. 20090521-0046692 Register's Office for Davidson County, Tennessee, dated March 20, 2009 and recorded on May 21, 2009.

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years.
* Plan of record in Instrument 20040618-0072260, Register's Office for Davidson County, Tennessee.
* Plan attached as Exhibit "A" to the Master Deed for Woodmont Close of record in Instrument 20050531-0060897, Register's Office for Davidson County, Tennessee.
* Master Deed establishing a Horizontal Property Regime of Woodmont Close of record in Instrument Number 20050531-0060897, Register's Office for Davidson County, Tennessee. By-Laws of Woodmont Close being attached to said Master Deed.
* Stormwater Detention Agreement in Instrument 20040128-0010981, Register's Office for Davidson County, Tennessee.

* Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in Book 3934, page 211, and Book 3946, page 949, Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **131 A Woodmont Boulevard, 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 31st day of January, 2022.

Hal Schofield

Anthony Wooden

The said Anthony Wooden joins herein to convey any and all marital interest Anthony Wooden may have in the subject property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared HAL SCHOFIELD and ANTHONY WOODEN, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand this 31st day of January, 2022.

Notary Signature
My commission expires: 1-11-26

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Kaz Arbogast,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 31st day of January, 2022.

Affiant Signature
Date 01/31/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31st day of January, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 1-11-26

