Davidson County	DEEDWARR
Recvd: 04/29/15 13:38	2 pgs
Fees:13.00 Taxes:436.60	
20150429-0038371	

121104

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF APRIL, 2015. Notary Public MY COMMISSION EXPIRES: 4/2/18 (AFFIX SEAL)
R-VRES-15-1057	

CONNIE J. BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jason Schmitt and Joza Schmitt	New Owner	
(NAME) **1057 Capital Funds Court**	(NAME)	**135-10-0D-040-00.CO**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JOAN BISSETT, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JASON SCHMITT AND JOZA SCHMITT,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

*husband and wife (CA)

Land in Davidson County, Tennessee, being Unit No. 40, together with the appurtenant interest in the common elements of Villas At Ransom Park, a horizontal property regime established by Master Deed, of record in Instrument No. 20051025-0128829; as amended in Instrument No. 20061002-0121910; further amended in Instrument No. 20080502-0044959; and of record in the Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Villas at Ransom Park of record at 20080314-0026053, Register's Office for said County, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Villas at Ransom Park, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joan Bissett, a single woman by Warranty deed from Eugene F. Day and wife, Caroline S. Day, William Hartman, and Martha Welchel ; both unmarried of record in Instrument No. 20090317-0023906 Register's Office for Davidson County, Tennessee, dated March 13, 2009 and recorded on March 17, 2009.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20000726-0073496 and Instrument No. 20011010-0110579, said Register's Office.
- Covenants, Conditions and Restrictions of record in Instrument Number 20051025-0128829 amended in Instrument No. 20061002-0121910, Instrument No. 20080314-0026053, Instrument No. 20080502-0044959, Instrument No. 20090821-0078945 and Instrument No. 20121231-0120606, Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 1237, Page 111 and Book 2649, Page 593, in the Register's Office for Davidson County, Tennessee.
- Charter of Villas at Ransom Park Homeowner's Association of record in Instrument Number 20051025-0128823, in the Register's Office for Davidson County, Tennessee.
- Charter of Ransom Park Homeowner's Association of record in Instrument Number 20000714-0069732, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20001213-0122751, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1057 Capital Funds Court, Nashville, Tennessee 37217**.

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 23rd DAY OF APRIL, 2015.

Joan Bissett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOAN BISSETT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of April, 2015.

Notary Public
My Commission Expires: 03/08/16
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018