RECORD & RETURN TO:
Midtown Title, LLC
1704 Charlotte Ave., Ste 105
Nashville, TN 37203
File No: M165498

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160096908 DEEDWARR
Recvd: 11/02/16 10:55 2 pgs
Fees: 13.00 Taxes: 469.90
20161102-0115815

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$127,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2016

Notary Public

MY COMMISSION EXPIRES 5/5/2020

AMANDA VAUGHN State of Tennessee Notary Public DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 2231 N. Mt Juliet Rd, #203, Mount Juliet TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: Debra L Smith	**SEND TAX BILLS TO:** Peoples Home Equity Inc.	**MAP-PARCEL NUMBERS**
(NAME) 1037 Capital Funds Ct.	(NAME) 170 N. Seven Oaks	135 10 0E 027.00
(ADDRESS) Nashville, TN 37217	(ADDRESS) Knoxville, TN 37922	
(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, WE,

Chelsea Judd and Tyler Lee Judd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Debra Smith, an unmarried woman

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, TN, being Unit 27, Ransom Park Villas as appears on the Master Deed of Ransom Park Villas, recorded in Instrument 20130711-0072001 and amended in Instrument 20130719-0074970, and further amended in Instrument 20140703-0058673, of record in the Register of Deeds office, Davidson County, TN, to which reference is hereby made for a more comprehensive and binding description.
Being the same property conveyed to Chelsea Judd and husband, Tyler Lee Judd by deed from R.J. York Homes, LLC a TN LLC, of record in Instrument No. 20150609-0054083, dated May 22, 2015, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **1037 Capital Funds Ct., Nashville, TN 37217**
(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/our hand(s) this **27th day of October, 2016.**

Chelsea Judd
Chelsea Judd

Tyler Lee Judd
Tyler Lee Judd

STATE OF Tennessee

COUNTY OF WILSON

Personally appeared before me, a Notary Public of said County and State, **Chelsea Judd and Tyler Lee Judd** the within named Seller(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand at office on **27th day of October, 2016.**

Notary Public. My Commission Expires:

ROSE TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

CJ TJ