This instrument prepared by:
Momentum Title, LLC
4334 Lebanon Pike
Suite 2
Nashville, TN 37076

File Number: 5-19-5505

Karen Johnson Davidson County
Batch# 318627 DEEDWARR
11/22/2019 02:42:30 PM 4 pgs
Fees: $23.00 Taxes: $662.30
20191122-0121081

STATE OF TENNESSEE,
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $179,000.00

Affiant

Subscribed and sworn to before me, this the 12th day of November, 2019

Notary Public
My Commission Expires: NOV 0 8 2021

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Chris Minor 1037 Capital Funds Ct, Nashville, TN 37217	CalCon Mutual Mortgage LLC dba OneTrust Home Loans 3131 Camino Del Rio North 92108 San Diego, CA 92108	135-10-0E-027.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Debra Smith, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Chris Minor**, _____, 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:

BEING a certain private element unit situated in Davidson County, Tennessee, and further known as Unit 27, along with the appurtenant interest in the common elements, of Ransom Park Villas, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions establishing Ransom Park Villas, a planned unit development, of record in Instrument No. 20130711-0072001; as amended in Instrument No. 20130719-0074970; Instrument No. 20140703-0058673; Instrument No. 20150619-0058800; and in Instrument No. 20160811-0083641, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on the site-plan of Ransom Park Villas, attached as Exhibit to said Declaration, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Ransom Park Villas provided in said Declaration, as amended, together with the By-Laws appended thereto, the site-plan attached as Exhibit to said Declaration, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Debra Smith, an unmarried woman by Warranty Deed from Chelsea Judd and Tyler Lee Judd, dated October 27, 2016, recorded November 2, 2016, of record in Instrument No. 20161102-0115815, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1037 Capital Funds Court, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Buyer paying their prorated share thereof to the Seller who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements

of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of November, 2019.

GRANTOR:

Debra Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Debra Smith, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of November, 2019.

Notary Public
My Commission expires: NOV 0 8 2021

201911220121081

Midtown To File: _____ Yes _____ No File No. 5-19-5505

Seller: Debra Smith
Re: 1037 Capital Funds Court, Nashville, TN 37217

Closing Date:
11/12/2019

CERTIFICATION FOR NO INFORMATION REPORTING ON THE SALE OR EXCHANGE OF A PRINCIPAL RESIDENCE

This form may be completed by the seller of a principal residence. This information is necessary to determine whether the sale or exchange should be reported to the seller, and to the Internal Revenue Service on Form 1099-S, Proceeds From Real Estate Transaction. If the seller properly completes Parts I and III, and makes a "true" response to assurances (1) through (6) in Part II (or a "not applicable" response to assurance (6)), no information reporting to the seller or to the Service will be required for that seller. The term "seller" includes each owner of the residence that is sold or exchanged. **Thus, if a residence has more than one owner, a real estate reporting person must either obtain a certification from each owner (whether married or not) or file an information return and furnish a payee statement for any owner that does not make the certification.**

Part I. Seller Information

1. **Name: Debra Smith**

2. Address or legal description (including city, state and ZIP code) of residences being sold or exchanged
1037 Capital Funds Court, Nashville, TN 37217

3. Taxpayer Identification Number (TIN): x 1586

4. Forwarding Address: x 518 McCoy Rd. Winnsboro, La 71295

PART II. SELLER ASSURANCES

Check "true" or "false" for assurances (1) through (5), and "true", "false", or "not applicable" for assurance (6).

True	False		
☑	☐	(1)	I owned and used the residence as my principal residence for periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange of the residence.
☑	☐	(2)	I have not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the residence.
☑	☐	(3)	I (or my spouse or former spouse, if I was married at any time during the period beginning after May 6, 1997, and ending today) have not used any portion of the residence for business or rental purposes after May 6, 1997.
☑	☐	(4)	At least one of the following three statements applies: The sale or exchange is of the entire residence for $250,000 or less. OR I am married, the sale or exchange is of the entire residence for $500,000 or less, and the gain on the sale or exchange of the entire residence is $250,000 or less OR I am married, the sale or exchange is for the entire residence for $500,000 or less, and (a) I intend to file a joint return for the year of the sale or exchange, (b) my spouse also used the residence as his or her principal residence for periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange of the residence, and (c) my spouse also has not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the residence.
☑	☐	(5)	During the 5-year period ending on the date of the sale or exchange of the residence, I did not acquire the residence in an exchange to which section 1031 of the Internal Revenue Code applied.

True	False	N/A		
☐	☐	☑	(6)	If my basis in the residence is determined by reference to the basis in the hands of a person who acquired the residence in an exchange to which section 1031 of the Internal Revenue Code applied, the exchange to which section 1031 applied occurred more than 5 years prior to the date I sold or exchanged the residence.

PART III. SELLER Certification

Under penalties of perjury, I certify that all the above information is true as of the end of the day of the sale or exchange.

x Debra S. Smith
Signature of Seller

11-12-19
Date

(NOTE: IF SELLER IS MARRIED, SELLER'S SPOUSE MUST COMPLETE AND SIGN A SEPARATE CERTIFICATION FOR NO INFORMATION REPORTING ON THE SALE OR EXCHANGE OF A PRINCIPAL RESIDENCE.)

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM