WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160002031 DEEDWARR
Recvd: 01/08/16 14:49 2 pgs
Fees:13.00 Taxes:2416.10
20160108-0002223

R-BRG-15-2803A-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $653,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

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)
Mark Arrieta	NEW OWNER	
(NAME)	(NAME)	**117-03-0S-001.00-C O**
2803 A White Oak Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 **SUNSET DEVELOPMENT, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARK ARRIETA AND BETTY GAYLE ARRIETA, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Unit No. B, on the Plan of Cottages at White Oak, a Horizontal Property Regime With Private Elements of record in the Exhibits of the Declaration of Covenants, Conditions, and Instrument No.20150107-0001625, as amended in Instrument No. 20150107-0001626, and Instrument No. 20150827-00866716, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Sunset Development, a Tennessee General Sunset Development, a Tennessee General by Quitclaim deed from Robert Kincaid of record in Instrument No. 20141002-0091130 Register's Office for Davidson County, Tennessee, dated September 30, 2014 and recorded on October 02, 2014.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record as Instrument Number 20070629-0078045 and Book 1835, Page 109, as amended in Book 2105, Page 252, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20150107-0001625, as amended in Instrument No. 20150107-0001626 and Instrument No. 20150827-00866716, Register's Office for Davidson County, Tennessee.
- Easement granted to City of Nashville of record in Book 3531, Page 600, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2031, Page 143 and Book 2032, page 379, as amended in Book 2739, Page 233, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2803 A White Oak Drive, Nashville, Tennessee 37215**.

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 8th DAY OF JANUARY, 2016.

Sunset Development

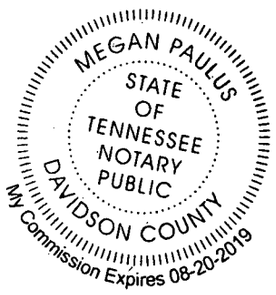
BY: _____
Colleen Johnson
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COLLEEN JOHNSON, signing for SUNSET DEVELOPMENT, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of SUNSET DEVELOPMENT, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th of January, 2016.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)



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