Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 07/27/16 08:52 3 pgs
Fees:18.00 Taxes:2118.25
20160727-0077065

39-B
File #16-1209

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Diana V. Sandoval, a single woman,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Peyton B. Gibbs and Kellye D. Gibbs, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, and being a part of Lot No. 6 on the Map of Mrs. A.L. Billington's Subdivision (of the west part of Lot No. 2 of the Henry Compton Lands) as of record in Book 547, page 47, Register's Office for said County, said part of said Lot No. 6 being a 231' X 215' X 231' X 215' tract, more or less, and more completely described in the Deed of record at Book 8821, page 882, said Register's Office, to which Deed reference is hereby made and the same incorporated herein the same if copied verbatim herein at this point for a complete description of said part of said of Lot No. 6.

Being the same property conveyed to Diana V. Sandoval, a single woman, by deed from William C. Studstill, Jr. and Aline Studstill, dated November 27, 2013, of record in Instrument No. 20131204-0123710, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3702 Estes Road, Nashville, TN 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 22nd day of July, 2016.

Diana V. Sandoval

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Dana L. Austin, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 25 day of July, 2016

Notary's Signature

My Commission Expires: 8/25/18

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

State of Tennessee)
County of Davidson)

On this 22nd day of July, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Diana V. Sandoval, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18



State of Tennessee)
County of ~~Davidson~~) Cheatham

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 572,500.00.**

Affiant

Sworn and subscribed before me on this the 22nd day of July, 2016.

Notary Public

My Commission Expires: 8-25-18



NEW OWNER:
Peyton Gibbs
3702 Estes Road
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
same as new owner

TAX MAP-PARCEL #:
116-12-0-104.00