WARRANTY DEED

Bill Garrett Davidson County
Batch# 64084 DEEDWARR
03/01/2018 01:32:14 PM 2 pgs
Fees: $13.00 Taxes: $1,026.75
20180301-0019435

STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$277,500.00.**

Affiant

Subscribed and sworn to before me this 28th day of February, 2018.

Notary Public
My Commission expires: (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Mena Estany	new owner	182.01-0A-038.00CO
500 Nightfall Court		
Antioch, TN 37013	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kevin B. Gibbs and Allyson J. Carvajal n/k/a Allyson Gibbs, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mena Estany, a single man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot 195 Sunset Hills, Phase One, Section One, as shown of record in Plat Instrument Number 20070607-0068102, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kevin B. Gibbs and Allyson J. Carvajal, husband and wife from Lake Forest Homes, Inc., by Warranty Deed on March 22, 2010, of record in Instrument Number 20100407-0026003, Register's Office for Davidson County, Tennessee. Said Allyson J. Carvajal is now known as Allyson Gibbs

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years a lien, but not yet due and payable.
- Subject to all matters on Plan of record in Instrument Number 20070607-0068102, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20070605-0067129, as amended and supplemented in Instrument Number 20110203-0009586; 20130712-0072091; 20150227-0017000, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 5894, Page 186 and Book 5388, Page 713, Register's Office for Davidson County, Tennessee.
- Deed conveying the common area to Sunset Hills Homeowner's Association, Inc., of record in Instrument Number 20080211-0013604, Register's Office for Davidson County, Tennessee.
- Charter of Sunset Hills Homeowner's Association, Inc., of record in Instrument Number 20070605-0067128, Register's Office for Davidson County, Tennessee.
- Storm Water Maintenance Agreement of record in Instrument Numbers 20060406-0039475 and 20071010-0120325, Register's Office for Davidson County, Tennessee.
- Underground Sanitary Sewer Service Line Easement and Maintenance Agreement of record in Instrument Number 20070710-0082048, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **500 Nightfall Court, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 28, 2018.

Kevin B. Gibbs

Kevin B. Gibbs

Allyson J Carvajal AKA Allyson Gibbs

Allyson J. Carvajal n/k/a Allyson Gibbs

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kevin B. Gibbs and Allyson Gibbs** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 28, 2018

Notary Public

My commission expires 11-5-2018

CARL E. DUNPHY, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-PR-18-500