WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160007019 DEEDWARR
Recvd: 01/27/16 09:41 2 pgs
Fees:13.00 Taxes:469.90
20160127-0007728

Julie Hamilton
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$127,000.00.**

Bertha Brasher
Affiant

Subscribed and sworn to before me this 25 day of January, 2016

Notary Public
My Commission expires: 7/3/2017
(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:
Wesley C. Marbrey	Same as new owner	052-12-0A-032.00CO
2024 Candlewood Drive		
Madison, TN 37115		

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, **Debra Kay Volovnik**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto ~~**Wesley C. Marbrey**~~ *Wesley Clayton Marbrey, an unmarried man, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 32 on the Final Plat of Candlewood, a Planned Unit Development, as of record in Instrument Number 20030122-0009060, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Dawn Corbitt from William Ambrose and wife, Rachel Ambrose by Warranty Deed on October 31, 2006, of record in Instrument Number 20061101-0135775, Register's Office for Davidson County, Tennessee. Further conveyed to Debra Kay Volovnik from Dawn Corbitt NKA Dawn McCullough by QuitClaim Deed on March 30, 2015, of record in Instrument Number 20150406-0029622, Register's Office for Davidson County, Tennessee.

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 2016 in the estimated amount of $1,028.09 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 052-12-0A-032.00CO, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Instrument Number 20030122-0009060, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20030204-0014982,, Register's Office for Davidson County, Tennessee.
- Conveyance of the Open Space of Candlewood Homeowner's Association, Inc., of record in Instrument Number 20030218-0020810, Register's Office for Davidson County, Tennessee.
- Charter of Candlewood Homeowner's Association, Inc., of record in Instrument Number 20030218-0020811, Register's Office for Davidson County, Tennessee.
- Storm Water Detention of record in Instrument Number 20020927-0117953, 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: **2024 Candlewood Drive, Madison, TN 37115**

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 January 25, 2016.

Debra Kay Volovnik

Debra Kay Volovnik

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Debra Kay Volovnik** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 25, 2016

My commission expires 5-24-17

Julie Coone

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.