BILL GARRETT, Davidson County
Trans:T20160041346 DEEDWARR
Recvd: 05/17/16 15:12 6 pgs
Fees:33.00 Taxes:488.40
20160517-0049313

Prepared by:
Continental Title Insurance Company
Steven T. Richardson
6320 Highway 41-A, Ste. 200,
Pleasant View, TN 37146

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $ 132,000.00

Gary A. Gugala

Affiant

STEVEN RICHARDSON ★ STATE OF TENNESSEE NOTARY PUBLIC ★ MONTGOMERY COUNTY

Subscribed and sworn to before me, this 13th day of May, 2016.

Notary Public – Steven Richardson
My commission expires: 12/14/16

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Gary A. Gugala, Et Ux 2105 Candlebrook Court Madison, TN 37115	Tennessee Trust Mortgage, Inc. 6398 Hwy 41-A Pleasant View, TN 37146	**052-12-0A-008.00 CO**

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hazel Curtis, Warner Jay Hadley, Jr. also known as Jay Hadley and Warner Hadley, Jr., Lina Savage, Margie Hindman, Martha Honey, Margaret McDaniel, Marshall Hadley and being all of the surviving Devisees under the Last Will and Testament of Eloise Billings Hadley**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Gary A. Gugala and Deborah M. Gugala, Husband and Wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot(s) 8, as shown on the map entitled Candlewood, of record in Instrument No. 20030122-0009060, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ELOISE B. HADLEY, by deed from LAVONYA SIMPSON ARTHUR FORMERLY KNOWN AS LAVONYA L. SIMPSON, of record in Instrument No. 20140909-0082431 and corrected by Affidavit of Scrivener's Error of record in Instrument No. 20150508-0042503, dated September 8, 2014, Register's Office for Davidson County, Tennessee. The said Eloise B. Hadley having since died testate on April 22, 2015. The Last Will and Testament of Eloise Billings Hadley was filed for Probate in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 15P-1127. Per Order of Probate filed on July 15, 2015, said Last Will and Testament of Eloise Billings Hadley was admitted to Probate. A TennCare release was filed in said Case No. 15P-1127 on March 1, 2016. Per said Last Will and Testament of Eloise Billings Hadley, she devised her Real Property to Mable Walk, Lois Glenn, Mary Cromwell, Hazel Curtis, Herman Billings, Ulys Billings, Jean Combs, Jay Hadley (also known as Warner Jay Hadley, Jr. and Warner Hadley, Jr.), Lina Savage, Margie Hindman, Marshall Hadley, Martha Honey, Margaret McDaniel, Ruie Wayne Hadley and Mable Hadley with a provision that the named beneficiaries must survive her in order to receive a share. Mable Agnes Walk died on October 15, 2012; Lois M. Glenn died on May 17, 2011; Mary Kathryn Cromwell died on February 11, 2010; Herman Billings died on November 16, 1998; Ulys Eugene Billings died on October 16, 2012; Jeanne H. Combs died on October 24, 2008; Ruie Wayne Hadley died on October 6, 1995; and, Mabel Warren Hadley died on August 6, 1989. The surviving Devisees, being the Grantors herein are: Hazel Curtis, Warner Jay Hadley, Lina Savage, Margie Hindman, Marshall Hadley, Martha Honey and Margaret McDaniel.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2105 Candlebrook Court, Madison, TN 37115.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself/herself, his/her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 12th day of May, 2016.

Hazel L. Curtis by Judy M. Arendall as Attorney in Fact

Hazel Curtis by Judy M. Arendall as Attorney in Fact

Hazel L Curtis by Connie L Pewitt as Attorney in Fact

Hazel Curtis by Connie Pewitt as Attorney in Fact

Warner Jay Hadley, Jr. by William Wooten as Attorney in Fact
Also known as Jay Hadley and Warner Hadley, Jr.

Lina Savage by William Wooten as Attorney in Fact

Margie Hindman by William Wooten as Attorney in Fact

SEE PAGE 4

Marshall Hadley by William Wooten as Attorney in Fact

Martha Honey by William Wooten as Attorney in Fact

Margaret McDaniel by William Wooten as Attorney in Fact

State Of Tennessee
County Of Davidson

On this 1 day of MAY, 2016, before me personally appeared Judy M. Arendall, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Hazel Curtis, and who acknowledged that she executed the same as the free act and deed of Hazel Curtis.

Witness my hand this May 12, 2016.

Mary Birthright

Notary:
State of Tennessee at Large

My Commission expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

State Of Tennessee
County Of Davidson

On this 12th day of MAY, 2016, before me personally appeared Connie Pewitt, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Hazel Curtis, and who acknowledged that she executed the same as the free act and deed of Hazel Curtis.

Witness my hand this May ___, 2016.

Mary Birthright

Notary:
State of Tennessee at Large

My Commission expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

State Of Tennessee
County Of _____

On this _____ day of _____, 2016, before me personally appeared William Wooten, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Warner Jay Hadley, Jr. (also known as Jay Hadley and Warner Hadley, Jr., Lina Savage, Margie Hindman, Marshall Hadley, Martha Honey, and, Margaret McDaniel, and who acknowledged that he executed the same as the free act and deed of Warner Jay Hadley, Jr., Lina Savage, Margie Hindman, Marshall Hadley, Martha Honey, and Margaret McDaniel.

Witness my hand this May ___, 2016.

_____

Notary:
State of Tennessee at Large

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2105 Candlebrook Court, Madison, TN 37115.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself/herself, his/her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 13 th day of May, 2016.

Hazel Curtis by Judy M. Arendall as Attorney in Fact

SEE PAGE 2

Hazel Curtis by Connie Pewitt as Attorney in Fact

Warner Jay Hadley, Jr

By: AIF

Warner Jay Hadley, Jr. by William Wooten as Attorney in Fact
Also known as Jay Hadley and Warner Hadley, Jr.

Lina Savage

By: AIF

Lina Savage by William Wooten as Attorney in Fact

Margie Hindman

By: AIF

Margie Hindman by William Wooten as Attorney in Fact

Marshall Hadley

By: AIF

Marshall Hadley by William Wooten as Attorney in Fact

Martha Honey

By: AIF

Martha Honey by William Wooten as Attorney in Fact

Margaret McDaniel

By: AIF

Margaret McDaniel by William Wooten as Attorney in Fact

State Of Tennessee
County Of _____

On this _____ day of _____, 2016, before me personally appeared Judy M. Arendall, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Hazel Curtis, and who acknowledged that she executed the same as the free act and deed of Hazel Curtis.

Witness my hand this May ___, 2016.

_____
Notary:
State of Tennessee at Large

My Commission expires:

State Of Tennessee
County Of _____

On this _____ day of _____, 2016, before me personally appeared Connie Pewitt, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Hazel Curtis, and who acknowledged that she executed the same as the free act and deed of Hazel Curtis.

Witness my hand this May ___, 2016.

_____
Notary:
State of Tennessee at Large

My Commission expires:

State Of Tennessee
County Of TIPTON

On this 13 day of MAY, 2016, before me personally appeared William Wooten, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Warner Jay Hadley, Jr. (also known as Jay Hadley and Warner Hadley, Jr., Lina Savage, Margie Hindman, Marshall Hadley, Martha Honey, and, Margaret McDaniel, and who acknowledged that he executed the same as the free act and deed of Warner Jay Hadley, Jr., Lina Savage, Margie Hindman, Marshall Hadley, Martha Honey, and Margaret McDaniel.

Witness my hand this May 13, 2016.

Rebecca Carol Walton
Notary:
State of Tennessee at Large

REBECCA CAROL WALTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF TIPTON
MY COMMISSION EXPIRES 11-12-2019

My Commission expires: 11/12/19