THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1688

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kara Gibbs 406 Lanier Dr. Madison, TN 37115	Waterstone Mortgage Corp. N25 W23255 Paul Rd. Pewaukee, WI 53072	052-02-0-013.00

BILL GARRETT, Davidson County
Trans:T20160048445 DEEDWARR
Recvd: 06/08/16 12:32 2 pgs
Fees:13.00 Taxes:566.10
20160608-0057912

STATE OF TENNESSEE
COUNTY OF DAIVDSON
The actual consideration or value, whichever is greater, for this transfer is $153,000.00

Affiant

Subscribed and sworn to before me, this the 3rd day of June, 2016.

Notary Public
My Commission Expires: 5/5/2020
(Affix Seal)

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Addison Rogers Wolnski and Adam James Wolnski, wife and husband,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kara Gibbs, unmarried woman,** 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 No. 22, on the Plan of Revised Map of Rainbow Terrace Subdivision, Block "E", as shown on plat of record in Plat Book 1130, Page 85, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Crystal Ramsey, unmarried and Alexandra Christiansen, unmarried, as joint tenants with right of survivorship to Addison Rogers Wolnski and Adam James Wolnski, wife and husband as recorded on the 14th day of May, 2015 in Instrument No. 20150514-0044589, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **406 Lanier Drive, Madison, TN 37115**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (5) building restrictions; and (6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **3rd** day of **June, 2016.**

GRANTOR(S)

Addison Rogers Wolnski

Adam James Wolnski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Addison Rogers Wolnski and Adam James Wolnski** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **3rd** day of **June, 2016.**

AMANDA VAUGHN
DAVIDSON COUNTY
State of Tennessee Notary Public

Notary Public
My Commission Expires: 5/5/2020