WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110073771 DEEDWARR
Recvd: 11/21/11 15:12 2 pgs
Fees:13.00 Taxes:599.40
20111121-0091217

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

R-RM-11-504

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF November, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth H. Riggs	new owner	
504 Westward Winds (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	142-11-112.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we EVELYN L. GRIFFIN, SINGLE, AND CLAUDIA GRIFFIN LORING, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KENNETH H. RIGGS AND CAROLYN RIGGS, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 54 ON THE PLAN OF WESTWARD WINDS OF RECORD IN PLAT BOOK 3700, PAGE 32, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.BEING THE SAME PROPERTY CONVEYED TO EVELYN L. GRIFFIN BY DEED FROM EDWARD C. WEILAND, UNMARRIED OF RECORD IN BOOK 7218, PAGE 632, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 24, 1987.

BEING THE SAME PROPERTY CONVEYED TO EVELYN L. GRIFFIN BY DEED FROM EDWARD C. WEILAND, UNMARRIED OF RECORD IN BOOK 7218, PAGE 632, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 24, 1987.

BEING THE SAME PROPERTY CONVEYED TO EVELYN L. GRIFFIN, SINGLE, AND CLAUDIA GRIFFIN LORING BY DEED FROM EVELYN L. GRIFFIN, SINGLE AND R. B. YOUNG, TRUSTEE OF RECORD IN INSTRUMENT NUMBER 20021101-0134218, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 1, 2002.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL RESIDENCE OF THE GRANTOR CLAUDIA GRIFFIN LORING.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 3700, PAGE 32; BOOK 3944, PAGE 377; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 504 Westward Winds, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 18th day of November, 2011.

Evelyn L Griffin by Sherry Mills-Scott as Attorney in Fact
Evelyn L Griffin by Sherry Mills-Scott as Attorney in Fact

Claudia Griffin Loring by Sherry Mills-Scott as Attorney in Fact
Claudia Griffin Loring by Sherry Mills-Scott as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 18th day of November, 2011, before me personally appeared Sherry Mills-Scott 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 Evelyn L. Griffin, single Claudia Griffin Loring, married and who acknowledged he/she/they executed the same as the free act and deed of the said Evelyn L. Griffin, single Claudia Griffin Loring, married.

Witness my hand and official seal, this the 18th day of November, 2011.

Mary Frances Rudy
Notary Public

My Commission Expires: 5-20-14

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903