Box 14

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31874-06-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $863,000.00. Affiant Subscribed and sworn to before me this 18th day of July, 2014. Notary Public My Commission Expires: 2/13/17 JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Aranus D. Vanagunas, Kimberly D. Goessele 918 Chancery Lane Nashville, TN 37205	Regions Bank dba Regions Mtg Dept 2520 P.O. Box 2153 Birmingham, AL 35287-2520	Map and Parcel No.: 130 100 09100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Hannon and wife, Carolyn Hannon**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aranus D. Vanagunas and Kimberly D. Goessele, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 918 Chancery Lane, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20140052280 DEEDWARR
Recvd: 07/21/14 10:12 3 pgs
Fees:18.00 Taxes:3193.10
20140721-0064328

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of July, 2014.

John Hannon

Carolyn Hannon

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John Hannon and Carolyn Hannon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of July, 2014.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 9 and 10 on the Plan of Manors of Belle Meade, of record in Book 547, page 152, Register's Office for Davidson County, Tennessee, and described more particularly as follows:

Said Lots Nos. 9 and 10 front 120 feet on the easterly side of Chancery Lane and run back between parallel lines a distance of 175 feet to a dead line and measuring 120 feet on said dead line.

Being the same property conveyed to John Hannon, a married man, by deed dated June 18, 2003, from Lee J. Malone and wife, Clara C . Malone, of record in Instrument No. 20030709-0095141, Register's Office for Davidson County, Tennessee. John Hannon, a married man, conveyed his interest in subject property to John Hannon and wife, Carolyn Hannon, by quitclaim deed dated December 23, 2009, of record in Instrument No. 20100201-0007827, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 130 100 09100.
2. All matters appearing on the Plan of record as Book 547, page 152, Register's Office for Davidson County, Tennessee.