This Instrument Prepared By and Return to:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

BILL GARRETT, Davidson County
Trans:T20140074827 DEEDWARR
Recvd: 10/03/14 12:46 2 pgs
Fees:13.00 Taxes:554.63
20141003-0091777

Warranty Deed

ADDRESS OF NEW OWNER:
Christopher David Goranson and
Lindsay Ann Goranson
2313 Shadow Lane
Nashville, TN 37216

SEND TAX BILLS TO:
Pentagon Federal C.U.
Box 1432
Alexandria, VA 22313

MAP/PARCEL NO.
73-5-109.00

For good and valuable consideration received, **KIMBERLY COLE GRIGGS, UNMARRIED, AND KAREN HADEN, UNMARRIED**, by these presents do transfer and convey unto the Grantees, **CHRISTOPHER DAVID GORANSON AND LINDSAY ANN GORANSON, HUSBAND AND WIFE**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **EMMA ANN STANLEY, FORMERLY KNOWN AS EMMA ANN JONES**, described as follows:

Land in Davidson County, Tennessee, being Lot 7, RIVERWOOD HEIGHTS SUBDIVISION, as shown on plat of record in Plat Book 1835, Page 42, 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 to Donnie Joel Jones and wife, Emma Ann Jones by Warranty Deed from Archie D. Ford and wife, Jo Ann J. Ford, recorded on the 28th day of May, 1964 in Deed Book 3765, Page 209, in the Register's Office of Davidson County, Tennessee.

The said Donnie Joel Jones having since passed on October 10, 1982, leaving the said Emma Ann Jones as the sole surving tenant by the entirety. The said Emma Ann Jones having since married and then being known as Emma Ann Stanley. The said Emma Ann Stanley having since passed on January 14, 2014. The said Kimberly Cole Griggs and Karen Haden being the only Heirs at Law of Emma Ann Stanley as stated in Affidavits of Heirship recorded simultaneously herewith at Instrument Number 20141003-0091775 and at Instrument Number 20141003-0091776, said Register's Office.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Plat of RIVERWOOD HEIGHTS SUBDIVISION, as recorded in Plat Book 1835, Page(s) 42, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2313 Shadow Lane, Nashville, Tennessee 37216**.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns forever. And the Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind himself/herself/itself as **the HEIRS AT LAW** of the **EMMA ANN STANLEY, FORMERLY KNOWN AS EMMA ANN JONES**, its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, 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 the 30th DAY OF SEPTEMBER, 2014.

Kimberly Cole Griggs

Karen Haden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY COLE GRIGGS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of September, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN HADEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of September, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $149,900.00.

Affiant

Subscribed and sworn to before me this 30th DAY OF SEPTEMBER, 2014.

Notary Public
My Commission Expires: 3-6-18

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY