BILL GARRETT, Davidson County
Trans:T20090062981 DEEDWARR
Recvd: 09/15/09 09:50 2 pgs
Fees:13.00 Taxes:777.00

20090915-0085993

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $210,000.00 (Two Hundred Ten Thousand).

AFFIANT

Subscribed to and sworn before me this 21st day of August, 2009.

NOTARY PUBLIC MY COMMISSION EXPIRES: SUMNER COUNTY (NOTARY SEAL)

JACQUELYN M. MOORE STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Tina L. Dennett and Christine A. Trost 2512 Brittany Drive Nashville, TN 37206	New Owner	Map 083-16 Parcel 33

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM K. PORTER, III, KENNETH WAYNE PORTER AND KENNETH WAYNE PORTER, EXECUTOR FOR THE ESTATE OF WILLIAM K. PORTER,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **TINA DENNETT, A SINGLE PERSON, AND CHRISTINE A. TROST, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 170 on the Plan of Eastland Acres, Section III, of record in Book 2331, page 41, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to W.K. Porter, Jr. and wife Charlene Travis Porter by deed from Southern Homesites, Inc., a Tennessee corporation of record in Book 2439,page 404, Register's Office for Davidson County, Tennessee, dated July 1, 1955. The said parties having since divorced. And being the same property conveyed to William Kirklin Porter, single by Quitclaim Deed from Charlene Travis Porter, single of record in Book 7797, page 186, Register's Office for Davidson County, Tennessee, dated March 14, 1989. The said William Kirklin Porter, Jr. having since died testate on April 29, 2005, Davidson County, Tennessee. Pursuant to the Last Will and Testament of William K. Porter, probated in the Seventh Circuit Court of Davidson County,Tennessee Docket # 05P1583 appointing Kenneth Wayne Porter executor of the Estate and leaving the subject property to his Hiers at Law William K. Porter, III and Kenneth Wayne Porter. William Kirklin Porter, Jr. and William K. Porter are one in the same.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **2512 BRITTANY DRIVE** **NASHVILLE,TN37206**

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. 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.

LTSR Number:

GTE File: 2005

WITNESS, this 21st day of August, 2009

Estate of William K. Porter

BY: Kenneth Wayne Porter, Ex
Kenneth Wayne Porter, Executor

BY: W. K. Porter, III
William K. Porter, III, Individual

BY: Kenneth Wayne Porter
Kenneth Wayne Porter, Individual

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 21st day of August, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kenneth Wayne Porter** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath is acknowledged to be the **Executor** for **The Estate of William Kriklin Porter, Jr.**, the within named bargainor, a corporation, and that as such **Executor** being duly authorized to do so, executes the foregoing instrument for the purposes therein contained by signing **Kenneth Wayne Porter** as such **Executor**.

Witness my hand and official seal on this the 21st day of August, 2009.

C. Loy Carney
Notary Public

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 7, 2012

Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of August, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **William K. Porter, III** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 19th day of August, 2009.

C. Loy Carney
Notary Public

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 7, 2012

Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 21st day of August, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kenneth Wayne Porter** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 21st day of August, 2009.

C. Loy Carney
Notary Public

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 7, 2012

Commission Expires: _____