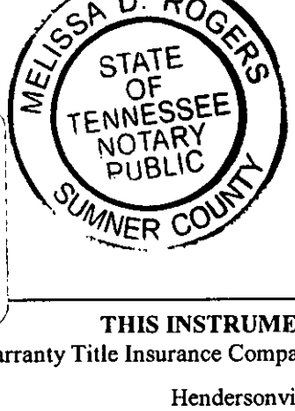
WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20100068648 DEEDWARR
Recvd: 10/29/10 10:22 2 pgs
Fees:13.00 Taxes:455.10
20101029-0086651

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2010.

Notary Public

MY COMMISSION EXPIRES: 4/23/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly A. Porter	PrimeLending, A PlainsCapital Company	15001028500
(NAME)	(NAME)	
2937 Cherry Hills Dr.	18111 Preston Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20101343

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Robert N. Porter and Dorothy A. Porter**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kelly A. Porter**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 298 on the Plan of Cherry Hills, Section 6, as shown on plat of record in Plat Book 4300, page 176, in the Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Stephen Kirtley by Warranty Deed from Chi-hong Park, dated September 14, 2007, and filed of record in Instrument No. 20071011-0121024, Register's Office for said County. Pursuant to Appointment of Substitute Trustee, appearing of record in Instrument 200909280098515, Shellie Wallace was appointed as Substitute Trustee.

BEING all of the same property conveyed to The Secretary of Veterans Affairs of the United States of America by Trustee's Deed from Shellie Wallace Successor Trustee, dated October 14, 2009 and filed of record in Instrument 20091026-0098372, Register's Office for Davidson County, Tennessee.

BEING all of the same property conveyed to Robert N. Porter and Dorothy A. Porter by Special Warranty Deed from The Secretary of Veterans Affairs of the United States of America, dated November 27, 2009 and filed of record in Instrument 20091215-0114129, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 4622, page 220, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.

unimproved ☐
This is improved ☒ property, known as 2937 Cherry Hills Dr., Antioch, TN 37013
(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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 26th day of October, 2010.

Robert N. Porter

Dorothy A. Porter

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Robert N. Porter and Dorothy A. Porter, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Robert N. Porter and Dorothy A. Porter executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of October, 2010.

Commission expires: 4/23/2013

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public