BILL GARRETT, Davidson County
Trans:T20120003540 DEEDWARR
Recvd: 01/17/12 08:49 2 pgs
Fees:13.00 Taxes:259.00
20120117-0004210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 13TH DAY OF JANUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: 11/3/15

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Kinnel and Dorothy Kinnel	SAME AS NEW OWNER (NAME)	01514004500
2725 Fitchville River Road (ADDRESS)	(ADDRESS)	
Wakeman, OH 44889 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jeffrey Michael Porter and Jon Edward Porter and Jacquline Ann Haggard, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James Kinnel and Dorothy Kinnel, hereinafter called the Grantees, 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. 12 ON THE PLAN OF SECTION TWO, JOELTON HEIGHTS, OF RECORD IN BOOK 3700, PAGE 85, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO RONALD PORTER AND WIFE, DONNA PORTER BY DEED FROM THOMAS E. WALLACE AND WIFE, NANCY J. WALLACE, OF RECORD IN BOOK 5335, PAGE 681, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. RONALD PORTER HAVING PREDECEASED DONNA PORTER. DONNA PORTER HAVING DIED INTESTATE ON JUNE 13, 2011 AS EVIDENCED BY PETITION FOR ADMINISTRATION UNDER DOCKET NUMBER 11P1218 PROBATE CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PETITION ESTABLISHES JEFFREY MICHAEL PORTER, JON EDWARD PORTER, AND JACQULINE ANN HAGGARD TO BE THE ONLY HEIRS-AT-LAW.

THIS CONVEYANCE IS SUBJECT TO 2012 TAX AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7515 Gary Road, Joelton, TN 37080
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 13th day of January, 2012.

WARRANTY DEED
(Continued)

Jeffrey Michael Porter

Jon Edward Porter

Jacqueline Ann Haggard

STATE OF TEXAS
COUNTY OF TARRANT

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

Witness my hand and official seal, this the 12 day of January, 2012.

Notary Public

DWIGHT M. JACKSON
Notary Public
STATE OF TEXAS
My Comm. Exp. Dec. 23, 2013

My Commission Expires: 12-23-2013

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Michael Porter and Jacquline Ann Haggard, the herein bargainor(s), 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 and official seal, this the 13th day of January, 2012.

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 11/3/15

(Seal)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072