WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120033893 DEEDWARR
Recvd: 05/08/12 13:28 3 pgs
Fees:18.00 Taxes:407.00

20120508-0039820

KEVIN N. LOWRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: 7-21-2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas L. Kinnie Jr.	Thomas L. Kinnie Jr.	Map & Parcel
(NAME)	(NAME)	
8296 Old Harding Road	2739 American Horse Trail	168-00-0-044.02
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Murfreesboro, TN 37127	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Glenn A. Kinnie, and The Estate of Phillip B. Kinnie, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas L. Kinnie Jr., married, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract No. 1:
Lying and being in the 9th, formerly the 14th Civil District of Davidson County, on the north side of Old Harding Road, being a part of tract of land as of record in Book 1769, page 421, Register's Office for said County, and described according to a copy of a survey thereof by S.H. Hutchinson, Surveyor, date May 5, 1964, as follows:
Beginning at a point in the center of the Old Harding Road at the southwest corner of the original L.C. Buttrey 4.25 acre tract which is now also owned by P. B. Kinnie; thence with the center line of said Old Harding Road, S 49 deg. 30' W 55 feet to a point in said Road; thence leaving said Road, passing through a stake on the north margin, along Kinnie's new line, N 13 deg. 30' W 775 feet to a stake; thence S 76 deg. 30' W 160 feet to a stake; thence N 13 deg. 30' W 224 feet to a small tree, cedar point; thence N 63 deg. E 214 feet to a stake in a fence; thence S 13 deg. 30' E 1,027.2 feet to the point of beginning, containing 2.08 acres, more or less.

Being the same property conveyed to Phillip B. Kinnie, Jr. and wife, Gertrude I. Kinnie, by deed dated December 29, 1971, from O. A. Kinnie and wife, Mary Catherine Kinnie, as shown of record in Book 4639, page 85, Register's Office for Davidson County, Tennessee. Gertrude I. Kinnie predeceased Phillip B. Kinnie, Jr. on March 14, 2000, leaving Phillip B. Kinnie, Jr., as surviving owner of the above property via Tenancy by the Entirety. Phillip B. Kinnie, Jr. a/k/a Phillip B. Kinnie, died testate of July 26, 2011, leaving his real property 50% to Glenn A. Kinnie and 50% to Thomas Linton Kinnie, Jr., by a last Will and Testament filed on September 14, 2011, of record at Docket #11P1333, County Clerk's Office for Davidson County, Tennessee.

Tract No. 2:
A certain tract of land in the 9th, formerly the 14th Civil District of Davidson County, Tennessee, described as follows:
Beginning at an iron pin situated at the intersection of the McPhearson fence line and the Sullivan line; thence S 8 deg. 30' E 1250 feet to an iron pin in the Sullivan line; thence S 20 deg. E 151 feet to an iron pin on the north edge of U.S. Highway 100; thence N 73 deg. 10' E 530 feet with the Highway 100 right of way to the intersection of the center line of Old Harding Road; thence with the centerline of Old Harding Road N 32 deg. E 162 feet to an iron pin; thence N 49 deg. 30' E 84 feet to an iron pin on the north edge of Old Harding Road; thence N 12 deg. W 1461 feet with the P.B. Kinnie, Sr., line to an iron pin in an existing fence row; thence with the McPhearson fence line S 54 deg. 45' W 708 feet to the beginning, containing 23.34 acres, more or less. Included in the above description, but excluded therefrom is an 1.66 acre tract conveyed earlier by Phillip B. Kinnie, Sr. et ux, to Phillip B. Kinnie, Jr. et ux, allowing for the deduction of the 1.66 acre tract, said tract now conveyed contains 21.68 acres.
INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED HEREFROM IS ANY OF THE PROEPRTY THAT MAY BE IN THE ABOVE DESCRIPTION BUT CONVEYED OUT IN THE FOLLOWING DEEDS: Book 6711, page 616; Book 6711, page 619; Book 6711, page 622; Book 6711, page 628; and Book 6711, page 631; Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Phillip B. Kinnie, Jr. and wife, Gertrude I. Kinnie, by deed dated April 20, 1976, from Phillip B. Kinnie, Sr. and wife, Frances L. Kinnie, as shown of record in Book 5017, page 323, Register's Office for Davidson County, Tennessee. Gertrude I. Kinnie predeceased Phillip B. Kinnie, Jr. on March 14, 2000, leaving Phillip B. Kinnie, Jr., as surviving owner of the above property via Tenancy by the Entirety. Phillip B. Kinnie, Jr. a/k/a Phillip B. Kinnie, died testate of July 26, 2011, leaving his real property 50% to Glenn A. Kinnie and 50% to Thomas Linton Kinnie, Jr., by a last Will and Testament filed on September 14, 2011, of record at Docket #11P1333, County Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to a right-of-way of record in Book 6757, page 666, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

unimproved ☐

This is improved ☒ property, known as 8296 Old Harding Road, Nashville, TN 37221

(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 our hands this 4th day of May, 2012.

The Estate of Phillip B. Kinnie

BY: Glenn A. Kinnie, executor

Glenn A. Kinnie, Executor

Glenn A. Kinnie

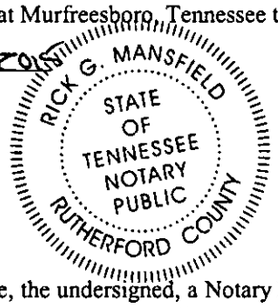
Glenn A. Kinnie

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Glenn A. Kinnie, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Executor, of the Estate of Phillip B. Kinnie the within named bargainor, and estate, and that he as such Executor, being authorized so to do, executes the foregoing instrument for the purposes therein contained by signing the name of the estate, by the said Glenn A. Kinnie, as such Executor.

Witness my hand and official seal at Murfreesboro, Tennessee this the 4th day of May, 2012.

Commission expires: 1/19/2015



Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glenn A. Kinnie, the bargainor, 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 at Murfreesboro, Tennessee, this the 4th day of May, 2012.

Commission expires: 1/19/2015



Notary Public