Davidson County DEEDWARR
Recvd: 06/06/16 09:15 3 pgs
Fees:18.00 Taxes:592.00
20160606-0056507

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
16-1360TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of May, 2016.

Notary Public

Commission Expiration 5/8/18

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Brian Kelly Porter 7515 Gary Road Joelton, TN 37080	SAME AS OWNER	01514004500

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, WE, **James Kinnel and Dorothy Kinnel**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Kelly Porter, a married man,** 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:

Property known as 7515 Gary Road Joelton, TN 37080, County of Davidson

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 James Kinnel and Dorothy Kinnel by deed from Jeffrey Michael Porter and Jon Edward Porter and Jacquiline Ann Haggard dated 1/12/2012, recorded 1/17/2012, filed of record in Instrument No. 20120117-0004210, said Register's Office.

Tax Map and Parcel ID is as follows 01514004500

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 7515 Gary Road, Joelton, TN 37080

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 hand this 27th day of May, 2016.

James Kinnel

Dorothy Kinnel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of May, 2016, before me personally appeared **James Kinnel and Dorothy Kinnel**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 27th day of May, 2016.

Notary Public
Commission Expiration: 5/8/18

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Melissa Butchko-Turecki**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Shellie Jenkins

Shellie Jenkins

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Shellie Jenkins** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: **3/31/2020**

