WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/10/05 10:30 2 pgs
Fees:13.00 Taxes:2543.75

20050510-0052574

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $687,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: 9/24/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol G. Polston, Trustee, Carol G. Polston Revocable Living Trust	Carol G. Polston, Trustee, Carol G. Polston Revocable Living Trust	130-7-58
(NAME)	(NAME)	
4305 Iroquois Avenue	4305 Iroquois Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	Nashville, TN 37205	
(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, Scott N. Morgan and wife, Carey Morgan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carol G. Polston, Trustee, Carol G. Polston Revocable Living Trust dated April 21, 2003. 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:

Land in Davidson County, Tennessee, being more particularly described as follows:

Being the easterly 100 feet of the westerly 200 feet of Lot No. 178 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, and also being known as Lot No. 178B on an unrecorded Revised Resubdivision of said Plan and described according to a survey made by Hal R. Swann, Jr., dated March 24, 1971, as follows:

Said part of said Lot fronts 100 feet on the easterly side of Iroquois Avenue and runs back between lines 226 feet on the easterly line and 230.6 feet on the westerly line to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Scott N. Morgan and wife, Carey Morgan, by deed of record as Instrument No. 20030414-0049548, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4305 Iroquois Avenue, Nashville, TN 37205

(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 29th day of April, 2005.

Scott N. Morgan

By: Carey Morgan, Atty-in-fact
Scott N. Morgan

Carey Morgan
Carey Morgan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carey Morgan, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Scott N. Morgan and acknowledged that she executed the same as the free act and deed of the said Scott N. Morgan.

Witness my hand and official seal at office, this 29th day of April, 2005.

Notary Public

My Commission Expires: 3/25/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at office, this 29th day of April, 2005.

Notary Public

My Commission Expires: 3/25/06