BILL GARRETT, Davidson County
Trans:T20140061861 DEEDWARR
Recvd: 08/21/14 09:26 2 pgs
Fees:13.00 Taxes:1757.50

20140821-0076178

J. CARLA IKARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires March 3, 2015 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $475,000.00. Affiant Subscribed and sworn to before me, this 14th day of August, 2014. Notary Public My commission expires: 3-3-15

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Marcy E. Shelton, Trustee of the Iroquois Investment Trust, dated 11th day of August 2014	**New Owner**	**Map\Parcel: 13009006000**
157 Cheek Road	**SAME**	
Nashville, TN 37205	**SAME**	

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 ACKNOWLEDGE, WE,

Carolyn Partridge Gustafson, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marcy E. Shelton, Trustee of the Iroquois Investment Trust, dated 11th day of August 2014

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 the easterly 50 feet of Lot No. 12 and the westerly 65 feet of Lot No. 13 of Block D on the map of the Revised Plan of the Highlands of Belle Meade No.2 of record in Plat Book 843, Page 18, in the Register's Office for Davidson County, Tennessee. Said parts of lots Nos. 12 and 13 front together 115 feet on the southerly side of Cheek Road and run back between parallel lines, 175 feet to the northerly margin of a 25 foot street. Being the same property conveyed to James Ransom Gustafson by deed from Carolyn Partridge Gustafson of record in Book 8015, page 217, Register's Office for Davidson County, Tennessee, dated December 29, 1989 and recorded on December 29, 1989. The said James Ranson Gustafson having since died intestate and by probate docket in 12P1057 and an Affidavit of heirship recorded at Instrument No. 20130515-0049083, names his parents Carl Bernard Gustafson and Carolyn Partridge Gustafson as his heirs at law. Being the same property conveyed to Carl Bernard Gustafson and wife, Carolyn Partridge Gustafson by Quitclaim deed from Carl Bernard Gustafson and Carolyn Partridge Gustafson of record in Instrument No. 20140221-0015128 Register's Office for Davidson County, Tennessee, dated February 17, 2014 and recorded on February 21, 2014. Carl Bernard Gustafson has since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Taxes for the year 2014 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 843, Page 18, Register's Office for Davidson County, Tennessee.

This is improved property known as 157 Cheek Road Nashville, TN 37205.

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 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 14th day of August, 2014.

Carolyn Partridge Gustafson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Carolyn Partridge Gustafson the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of August, 2014.

Notary Public

My Commission Expires: 3.3.15

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

File #: **314079CI**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027