THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15085079** BILL GARRETT, Davidson County Trans:T20150079545 DEEDWARR Recvd: 09/18/15 11:15 2 pgs Fees:13.00 Taxes:1979.50 20150918-0094964	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $535,000.00. Affiant Subscribed and sworn to before me, this 17th day of September, 2015. Notary Public My Commission Expires:

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 30, 2019

WARRANTY DEED

Address New Owner: Whit Polley and Melissa Polley 157 Cheek Road Nashville, TN 37205-4215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130-09-060.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Martin Silverman, Trustee of the Iroquois Investment Trust, dated 11th day of August 2014** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Whit Polley and Melissa Polley, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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 by Warranty Deed from Carolyn Partridge Gustafson, an unmarried woman to Marcy E. Shelton, Trustee of the Iroquois Investment Trust, dated 11th day of August 2014, as recorded on the 21st day of August, 2014 in Instrument No. 20140821-0076178; Quitclaim Deed from Carl Bernard Gustafson and Carolyn Partridge Gustafson, tenants in common to Carl Bernard Gustafson and wife, Carolyn Partridge Gustafson, as tenants by the entirety, as recorded on the 21st day of February, 2014 in Instrument No. 20140221-0015128; Affidavit of Heirship, as recorded on the 15th day of May, 2013 in Instrument No. 20130515-0049083 and Quitclaim Deed from Carolyn Partridge Gustafson to James Ransom Gustafson, as recorded on the 29th day of December, 1989 in Deed Book 8015, Page 217, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAN OF THE HIGHLANDS OF BELLE MEADE NO. 2, as recorded in Plat Book 843, Page(s) 18.

Covenants, Conditions and Restrictions recorded in Book 1812, Page 463.

Easement for Southern Bell Telephone, recorded in Book 1065, Page 6.

Easement for Right of Way, recorded in Book 2145, Page 337.

This is improved property located at 157 Cheek Road Nashville, TN 37205-4215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of September, 2015.

Martin Silverman, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martin Silverman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of The Iroquois Investment Trust dated August 11th, 2014, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 17th day of September 2015.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019