THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15115827**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $975,000.00. DWP Tr. Affiant Subscribed and sworn to before me, this 29th day of February, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160018032 DEEDWARR
Recvd: 03/04/16 12:46 2 pgs
Fees:13.00 Taxes:3607.50
20160304-0020978

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 16, 2019

WARRANTY DEED

Address New Owner: William Drake Porter and Jill Porter 131 TAGGART AVE Nashville, TN 37205-4426	Send Tax Bills To: ~~New Owner~~ Morgan Stanley 1 Mortgage Way Mount Laurel, NJ 08054	Tax Information: Tax Parcel ID No. 13005009800

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, **Melissa K. Polley and husband, Dale W. Polley, Jr.** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **William Drake Porter and Jill Porter, 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:

Being Lot No. 9, on the Plan of Highlands of Belle Meade No. 2, Second Revised Plan, Block "F", of record in Plat Book 1130, Pages 71 and 72, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed by Warranty Deed from James R. Dismukes, II and Christina B. Dismukes to Melissa K. Browne and Dale W. Polley, Jr., both unmarried, as joint tenants in common with right of survivorship, as recorded on the 2nd day of March, 2004 in Instrument No. 20040302-0023288 and Quitclaim Deed from Melissa K. Browne and Dale W. Polley, Jr., both unmarried, as joint tenants in common with right of survivorship to Melissa K. Polley and husband, Dale W. Polley, Jr., as recorded on the 29th day of November, 2004 in Instrument No. 20041129-0141689, 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 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HIGHLANDS OF BELLE MEADE NO. 2, SECOND REVISED PLAN, BLOCK "F", as recorded in Plat Book 1130, Page(s) 71 and 72.

This is improved property located at 131 TAGGART AVE Nashville TN 37205-4426.

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 29th day of February, 2016.

Melissa K. Polley

Dale W. Polley Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Melissa K. Polley and Dale W. Polley Jr., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of February, 2016.

Notary Public

My Commission Expires: _____

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