Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20170036475 DEEDWARR
Recvd: 05/01/17 12:58 2 pgs
Fees:13.00 Taxes:2543.75
20170501-0042523

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 21 day of April, 2017, by and between Carol G. Polston, Trustee of the Carol G Polston Revocable Living Trust dated April 21, 2003, party of the first part, and Walter Joseph Hilson Merrill and Katherine Barnes Merrill, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

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 westerly line to a dead line in the rear, measuring 100 feet thereon.

Being all or part of the same property conveyed to Carol G. Polston, Trustee, Carol G. Polston Revocable Living Trust dated April 21, 2003 by virtue of that certain Warranty Deed dated April 29, 2005, and being of record at Instrument No. 20050510-0052574 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and easement of record at Book 5787, Page 396 and Restrictions at Book 421, Page 102-103 in said Register's office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

X Carol G. Polston Trustee
Carol G. Polston, Trustee, Carol G. Polston Revocable Living Trust dated April 21, 2003

STATE OF COLORADO
COUNTY OF Boulder

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Carol G. Polston, Trustee, Carol G. Polston Revocable Living Trust dated April 21, 2003, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of April, 2017.

Notary Public

My Commission Expires: 08/26/2020

ASHLEY SARAH RUBIN RIECK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164032847
MY COMMISSION EXPIRES 08/26/2020

Property Owner & Address:	Walter Joseph Hilson Merrill and Katherine Barnes Merrill 1060 Lt. Gibson Circle, Hendersonville, TN 37075
Tax Parcel No	13007005800
Property Address:	4305 Iroquois Ave Nashville, TN 37205
MAIL TAX BILLS TO:	New Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $687,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of April, 2017.

Notary Public

My Commission Expires:_____

SHIRA HUGHES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017