39-B

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF May, 2011.

Notary Public

MY COMMISSION EXPIRES: 5/16/14

(AFFIX SEAL)

R-BSP-11-920

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Catherine Honor Hawkins	Farmington Financial Group (NAME)	
920 Caruthers Avenue (ADDRESS)	1912 21st Ave. S. (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville TN 37212 (CITY) (STATE) (ZIP)	105-13I-001.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CASTLERIDGE PROPERTIES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CATHERINE HONOR HAWKINS AND EDWARD RIDGWAY MILLER, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF UNIT A OF CARUTHERS TOWNHOMES, A PRIVATE ELEMENT PLANNED UNIT DEVELOPMENT, FILED AS EXHIBIT A TO, AND ESTABLISHED BY, THE MASTER DEED & DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF RECORD IN INSTRUMENT 20101222-0101705, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE MASTER DEED & DECLARATION, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF THE UNIT, THE RIGHTS AND OBLIGATIONS OF THE DECLARANT AND UNIT OWNERS, AND THE BY-LAWS OF THE ASSOCIATION OF OWNERS.

BEING PART OF THE SAME PROPERTY CONVEYED TO CASTLERIDGE PROPERTIES, LLC BY DEED FROM CLARENCE SUMMEY, JR. AND WIFE, LAQUITA SUMMEY, DATED 08/04/2010 AND FILED FOR RECORD ON 08/09/2010 IN INSTRUMENT 201008090062897, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK 547, PAGE 120; INSTRUMENT 201012220101705, AND INSTRUMENT 201103150020345, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 920 Caruthers Avenue, Nashville, Tennessee 37204
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110032965 DEEDWARR
Recvd: 06/02/11 15:07 2 pgs
Fees:12.00 Taxes:1424.50
20110602-0042314

Witness my/our hand(s) this 20th day of May, 2011.

Castleridge Properties, LLC

By: Allison Lanquist for Castleridge Properties
Allison Lanquist, Managing Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of May, 2011, before me personally appeared Allison Lanquist, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Managing Member of Castleridge Properties, LLC, the within named bargainor, a limited liability company, and that he/she as such Managing Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of May, 2011.

Notary Public

My Commission Expires: 10-16-11

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903