BILL GARRETT, Davidson County
Trans:T20130062651 DEEDWARR
Recvd: 07/23/13 11:36 2 pgs
Fees:13.00 Taxes:333.00
20130723-0076101

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Donna R. Caruthers
Affiant

Subscribed and sworn to before me, this 19th day of July, 2013.

Notary Public
My commission expires: 7-3-2

TENNESSEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

04-1305-54716

Address of New Owner:	Send Tax Bills to:	Tax Information
Donna R. Caruthers	Peoples Home Equity	059-05-0-057.00
4121 Meadow Hill Drive	5205 Maryland Way, S-100	
Nashville TN 37218	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles W. Compton, an unmarried man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Donna R. Caruthers, an unmarried woman, hereinafter called the Grantees, their successors 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 Lot No. 72, on the Plan of Buena Vista Estates, Section 3, of record in Book 4175, Page 139, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles W. Compton by deed from William B. Young and wife, Juanita W. Young, dated January 11, 1989, recorded January 19, 1989, of record in Book 7754, Page 503, Register's Office for Davidson County, Tennessee.

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.

This property is improved property known as 4121 Meadow Hill Drive, Nashville, TN 37218

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 19th day of July, 2013.

Charles W. Compton

Charles W. Compton
By: Ruby G. Robinson, Attorney-in-Fact

By Ruby G. Robinson, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ruby G. Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Charles W. Compton and that she is authorized by Charles W. Compton to execute this instrument on his behalf.

Witness my hand and seal at Smyrna, Tennessee, this 19th day of July, 2013.

Paige B. Mayerick

Notary Public at Large

My commission expires: 11-22-2014

PAIGE B. MAYERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD