File BOX 8

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32355-04-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $302,000.00. Rachel F Affiant Subscribed and sworn to before me this 28th day of April, 2015. Debbie Mann Notary Public My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

WARRANTY DEED

Address New Owner: Keith Compton, Valerie Compton 4244 Hillsboro Pike Nashville, TN 37215	**Send Tax Bills To:** Guaranty Trust 316 Robert Rose Dr. Murfreesboro, TN 37129	**Tax Information:** Map and Parcel No.: 131 02 0 H 003 00CO

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, **Shavir Nagarwalla, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Keith Compton and Valerie Compton, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4244 Hillsboro Pike, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20150032522 DEEDWARR
Recvd: 04/29/15 14:13 3 pgs
Fees:18.00 Taxes:1117.40
20150429-0038408

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of April, 2015.

Shavir Nagarwalla

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Shavir Nagarwalla**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2015.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 4244, together with Parking spaces as specified on the plat shown on the Master Deed, together with the appurtenant interest in the common elements of Hillsboro Quarters Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20040421-0045569, amended in Instrument No. 20040511-0054050, Instrument No. 20050110-0003192, Instrument No. 20050425-0045365, and Instrument No. 20070905-0106403, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the aforementioned Master Deed.

Being the same property conveyed to Shavir Nagarwalla, a single man, by deed dated September 28, 2012 from G. Robert Frost (aka George R. Frost) of record in Instrument No. 20121008-0091932, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantees.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Dedication of common area to Hillsboro Quarters Condominium Owners Association, Inc. of record in Instrument No. 20041230-0155026 and Instrument No. 20061229-0161138, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Hillsboro Quarters Condominiums, of record in Instrument No. 20040421-0045569, amended in Instrument No. 20040511-0054050, Instrument No. 20050110-0003192, Instrument No. 20050425-0045365, and Instrument No. 20070905-0106403, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 547, pages 85 and 86, Register's Office for Davidson County, Tennessee.
7. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4041, page 9, and Instrument No. 20040526-0061600, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Instrument No. 20030530-0073121, Register's Office for Davidson County, Tennessee.