Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #15-1150

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Catherine Honor Hawkins and Edward Ridgway Miller, wife and husband, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Janice J. Compton, Trustee of the Janice J. Compton Living Trust U/A/D March 12,2015, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being all of a 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 the same property conveyed to Catherine Honor Hawkins and Edward Ridgway Miller, wife and husband, by Warranty Deed from Castleridge Properties, LLC dated May 20, 2011, of record as Instrument Number 20110602-0042314, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 920 Caruthers Avenue, Nashville, TN, 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 1st day of May, 2015.

Catherine Honor Hawkins

Edward Ridgway Miller

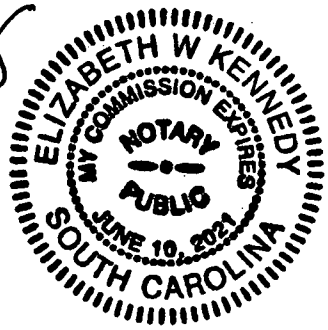
BILL GARRETT, Davidson County
Trans:T20150038091 DEEDWARR
Recvd: 05/15/15 15:39 2 pgs
Fees:13.00 Taxes:2031.30
20150515-0045120

State of SOUTH CAROLINA
County of CHARLESTON

On this 1st day of May, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Catherine Honor Hawkins and Edward Ridgway Miller, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Elizabeth W Kennedy
Notary Public

My Commission Expires: JUNE 10, 2021



State of TN
County of DAVIDSON

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 549,000.00.

Affiant

Sworn and subscribed before me on this the 1st day of May, 2015.

Notary Public

My Commission Expires: 5/8/18



NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Janice J. Compton 920 Caruthers Avenue Nashville, TN 37204	New Owner	105-13-1-001.00