# WARRANTY DEED

G-EC-10-4909 BOX 10-A

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF June, 2010.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William B. Cutrer | SunTrust Mortgage, Inc. | |
| 4909 Aviemore Drive (ADDRESS) | 401 Commerce Street, Ste. 6100 (NAME) (ADDRESS) | |
| Nashville, TN 37220 (CITY) (STATE) (ZIP) | Nashville, TN 37219 (CITY) (STATE) (ZIP) | 161-1-B-47.00 CO |

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, we JOHNATHAN VEST AND ELIZABETH VEST, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM B. CUTRER AND ELISABETH A. CUTRER, HUSBAND AND WIFE, 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 LOT 117, ABERDEEN WOODS, PHASE ONE, SECTION TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 739, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JONATHAN VEST AND WIFE, ELIZABETH VEST, AS TENANTS BY THE ENTIRETY BY WARRANTY DEED FROM JAMES LEE MACKEY AND WIFE, KELLY BOLLS MACKEY, RECORDED ON THE 9TH DAY OF JUNE, 2005 IN INSTRUMENT NO. 20050609-0066127, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. JONATHAN VEST AND JOHNATHAN VEST BEING ONE AND THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 9700, PAGE 739 AND PLAT BOOK 6250, PAGE 769, AS AMENDED IN BOOK 6757, PAGE 226; RESTRICTIVE COVENANTS OF RECORD IN BOOK 6458, PAGE 94, AS AMENDED IN BOOK 6598, PAGE 52, BOOK 6706, PAGE 1, BOOK 6764, PAGE 358, BOOK 7715, PAGE 143, BOOK 8430, PAGE 307. BOOK 10420, PAGE 653, BOOK 10790, PAGE 189, BOOK 11303, PAGE 555 AND BOOK 11714, PAGE 843 AND INSTRUMENT NO. 200002030011436; HOA CHARTER OF RECORD IN BOOK 10792, PAGE 896; EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE TO METROPOLITAN GOVERNMENT OF RECORD IN BOOK 10611, PAGE 153 AND BOOK 7086, PAGE 401; EASEMENT FOR RIGHT OF WAY TO CITY OF NASHVILLE OF RECORD IN BOOK 2595, PAGE 563; CONVEYANCE OF COMMON AREA OF RECORD IN INSTRUMENT NO. 20010110-0003209; STORMWATER DETENTION AGREEMENT OF RECORD IN BOOK 10644, PAGE 324; EASEMENT FOR RIGHT-OF-WAY OF RECORD IN BOOK 2883, PAGE 146, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved ( X ) property, known as 4909 Aviemore Drive, Nashville, Tennessee 37220
(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:T20100037489 DEEDWARR
Recvd: 06/21/10 10:55 2 pgs
Fees:13.00 Taxes:1309.80
20100621-0048077

Witness my/our hand(s) this 18th day of June, 2010.

Johnathan Vest

Elizabeth Vest

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Johnathan Vest and Elizabeth Vest, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of June; 2010.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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