THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13060003**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $358,000.00. Affiant Subscribed and sworn to before me, this 3rd day of July, 2013. Notary Public My Commission Expires: June 14, 2015

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 51088-15540

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Michael Speck and Martha R. Speck 4909 Aviemore Dr Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161010B04700CO

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, **William B. Cutrer and Elisabeth A. Cutrer, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Bradley Speck and Martha Rebecca Speck, husband and wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 117, PHASE ONE, SECTION TWO, ABERDEEN WOODS (A PUD), 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 William B. Cutrer and Elisabeth A. Cutrer, husband and wife by Warranty Deed from Johnathan Vest and Elizabeth Vest, married, recorded on the 21st day of June, 2010 in Instrument No. 20100621-0048077, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE, SECTION TWO, ABERDEEN WOODS, as recorded in Plat Book 9700, Page(s) 739 and Plat Book 6250, Page 769 amended in Book 6757, Page 226.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6458, Page 94 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.

Charter of Aberdeen Woods Homeowners Association, Inc. recorded in Book 10792, Page 896.

BILL GARRETT, Davidson County
Trans:T20130057774 DEEDWARR
Recvd: 07/08/13 10:42 2 pgs
Fees:13.00 Taxes:1324.60
20130708-0070189

Easement for sanitary sewers and/or storm drainage to Metropolitan Government, recorded in Book 10611, Page 153 and Book 7086, Page 401.

Easement for right of way to City of Nashville, recorded in Book 2595, Page 563.

Conveyance of Common Area recorded at Instrument No. 20010110-0003209.

Stormwater Detention Agreement recorded in Book 10644, Page 324.

Easement for right-of-way recorded in Book 2883, Page 146.

This is improved property located at 4909 Aviemore Dr Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of July, 2013.

William B. Cutrer

Elisabeth A. Cutrer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William B. Cutrer and Elisabeth A. Cutrer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of July, 2013.

Notary Public

NICHOLAS S. AKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2015

My Commission Expires: _____