THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13120054**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $55,000.00 Affiant Subscribed and sworn to before me, this December 23rd, 2013. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: Aaron Cerutti and Chloe Cerutti 111 Timber Drive Nashville TN 37214	Send Tax Bills To: New Owner 2841 Vicwood Dr. Murfreesboro, TN 37128	Tax Information: Tax Parcel ID No. 108-07-0-B-013.00 CO

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, **The Estate of Betty J. Pearson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aaron Cerutti and wife, Chloe Cerutti**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit Number 13 Building B of Timberlake Condominiums, of record in Master Deed recorded in Book 6549, Page 475, Register's Office of Davidson County, Tennessee, together with the undivided percentage interests in the common Elements appurtenant to said Units, as set forth in Exhibit A-1 of the Master Deed.

Being the same property conveyed to Betty J. Pearson, unmarried by deed from Wender Delgado and wife, Jean M. Delgado of record in Instrument # 20051129-0143514, Register's Office for said County.

The said Betty J. Pearson having since died on or about May 31st, 2013, leaving a Will which was filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 13P-1298 The Will devised the subject property to Theodore Michael Turner.

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.

This is improved property located at 111 Timber Drive Nashville TN 37214

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.

BILL GARRETT, Davidson County
Trans:T20130106940 DEEDWARR
Recvd: 12/26/13 11:25 2 pgs
Fees:13.00 Taxes:203.50
20131226-0129848

IN WITNESS WHEREOF, Grantor has executed this instrument on this December 23rd, 2013.

The Estate of Betty J. Pearson

Theodore Michael Turner, EXECUTOR

Theodore Michael Turner, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Theodore Michael Turner, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this December 23rd, 2013.

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

Notary Public