BOX #14A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100058975 DEEDWARR
Recvd: 09/20/10 12:18 2 pgs
Fees:13.00 Taxes:906.50
20100920-0074580

State of Tennessee)
County of Davidson)

G#22757-2

The actual consideration or value, whichever is greater, for this transfer is **$245,000.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of September, 2010.

Notary Public

My commission expires: 2/24/13.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Trent Roszell	**Fidelity Bank D/B/A Fidelity Bank Mortgage**	**Map 105-13-0 Parcel 048.00**
1200 Ashwood Avenue	**3 Corporate Square, Suite 700**	
Nashville, TN 37212	**Atlanta, GA 30329**	

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, WE,

Lars Erik Larsen and wife, Jaclyn Turner Larsen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Trent Roszell, unmarried

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being the easterly part of Lot No. 350 on the Plan of Resubdivision Part of Belmont Land Co. Subdivision, as of record in Book 421, Page 71, Register's Office for Davidson County, Tennessee, and further described by a Survey by John Kohl and Company, dated October 20, 1998, as follows:

BEGINNING at a point in the northerly margin of Ashwood Avenue, said point being the southeasterly corner of Colin A. Walker Property, of record in Book 5838, Page 53, said Register's Office, and running eastwardly with said northerly margin of Ashwood Avenue, 23.62 feet, more or less, to a curve; thence, northeastwardly around said curve, 40.61 feet to a point in the westerly margin of 12th Avenue South, formerly known as Granny White Pike or Middle Franklin Pike; thence, northwardly with said westerly margin of 12th Avenue South 104.67 feet, more or less, to a curve; thence, around said curve northwestwardly 30.33 feet to a point in the southern margin of an alley; thence, westwardly with said alley 28.05 feet, more or less; thence, southwardly with the Colin A. Walker property 150 feet, more or less, to the point of BEGINNING.

BEING the same property conveyed to Lars Erik Larsen, unmarried, by Warranty Deed dated February 23rd, 2007, from Annette Strean Cornelius, joined by her husband, Kirk Cornelius, of record in Instrument No. 20070228-0024739, Register's Office for Davidson County, Tennessee. And further conveyed to Lars Erik Larsen and wife, Jaclyn Turner Larsen, by Quitclaim Deed dated March 4th, 2009, from Lars Erik Larsen, married, of record in Instrument No. 20090311-0021936, said Register's Office.

THIS conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents, and other matter of public record in said Register's Office, all applicable governmental and zoning regulations, and taxes for the current year which have been prorated and paid by the Grantor.

This is improved (__X__) unimproved (____) property known as 1200 Ashwood Ave., Nashville, TN 37212.

105-13-48 is the parcel identification number assigned to the property by the county tax assessor's office.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF September 17, 2010:

X _____
Lars Erik Larsen

X _____
Jaclyn Turner Larsen

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Lars Erik Larsen and Jaclyn Turner Larsen, the within named Grantor(s), 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, at office, this the 17th day of September, 2010.

My Commission Expires: 7.25.12

_____
Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20101438R