THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** **CRT File No. 12112377**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 12th day of December 2012. Notary Public My Commission Expires:

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

QUITCLAIM DEED

Address New Owner: Trent W. Roszell 1200 Ashwood Avenue Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: 10513004800

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Trent Roszell, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Trent W. Roszell and wife, Elizabeth S. Roszell,** his heirs and assigns all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

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 Trent Roszell, unmarried by Warranty Deed from Lars Erik Larsen

BILL GARRETT, Davidson County
Trans:T20120096503 DEEDQC
Recvd: 12/18/12 08:45 2 pgs
Fees:12.00 Taxes:0.00
20121218-0116294

and wife, Jaclyn Turner Larsen, recorded on the 20th day of September, 2010 in Instrument No. 20100920-0074580, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1200 Ashwood Avenue, Nashville, TN 37212.

Whenever used, the singular number 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 12th day of December, 2012.

Trent Roszell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Trent Roszell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of December, 2012.

Notary Public

My Commission Expires: _____

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