THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13110121**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $124,500.00. Karen R Rosvold Affiant Subscribed and sworn to before me, this 25th day of November, 2013. Notary Public My Commission Expires: 2/13/17

JOHN COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Bergen M. Rosvold and Karen R. Rosvold 1913 Seminole Ave Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10516001600

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, **Linda K. Benthall now known as Linda K. Zelnik, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karen R. Rosvold, unmarried, as to an undivided 50% interest, and Bergen M. Rosvold, unmarried, as to an undivided 50% interest, as Joint Tenants with Right of Survivorship,** ("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 35, SECTION TWO, RUSSWURM HEIGHTS, as shown on plat of record in Plat Book 2083, Page 101, 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 Linda K. Benthall, an unmarried woman by Warranty Deed from Keith Alan Harrell, an unmarried man, recorded on the 14th day of May, 2007 in Instrument No. 20070514-0057670, in the Register's Office of Davidson County, Tennessee.

Ian Zelnik, husband of Linda K. Benthall NKA Linda K. Zelnik, hereby joins in the signing of this Warranty Deed to convey any marital interest he may have in the subject property.

Linda K. Benthall and Linda K. Zelnik being one and the same person.

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 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, RUSSWURM HEIGHTS, as recorded in Plat Book 2083, Page(s) 101.

This is improved property located at 1913 Seminole Ave Nashville, TN 37211.

BILL GARRETT, Davidson County
Trans:T20130100287 DEEDWARR
Recvd: 11/25/13 15:48 2 pgs
Fees:13.00 Taxes:460.65
20131126-0121583

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 25th day of November, 2013.

Linda K. Benthall NKA Linda K. Zelnik Ian Zelnik

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Linda K. Benthall NKA Linda K. Zelnik and Ian Zelnik, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of November, 2013.

Notary Public

My Commission Expires: _____