Karen Johnson Davidson County
Batch# 276005 DEEDWARR
08/23/2019 12:39:30 PM 4 pgs
Fees: $23.00 Taxes: $1,028.60
20190823-0085040

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34961-07-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $278,000.00. Bergen Rosvold Dougher Affiant Subscribed and sworn to before me this 22nd day of August, 2019. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 8, 2020

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Cody M. Garrow, Anna-Laura Garrow 1913 Seminole Avenue Nashville, TN 37211	Bank of America 101 S Tryon st. Charlotte, NC, 28255	Map and Parcel No.: 105 16 0 016 00

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, **Karen R. Rosvold,** unmarried, as to an undivided 50% interest **and Bergen M. Rosvold, now known as Bergen Rosvold Dougher,** married, as to an undivided 50% interest, as joint tenants with right of survivorship ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Anna-Laura Garrow and Cody M. Garrow**, wife and husband ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

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

This is not now nor has it ever been the marital residence of either Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, theirs heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 22nd day of August, 2019.

Karen R. Rosvold by Bergen Rosvold Dougher her attorney in fact

Karen R. Rosvold, by Bergen Rosvold Dougher
her attorney-in-fact

Bergen Rosvold Dougher

Bergen Rosvold Dougher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bergen Rosvold Dougher with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Karen R. Rosvold, and she is authorized by Karen R. Rosvold to execute this instrument on her behalf.

Witness my hand and seal, at office, this 22nd day of August, 2019.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bergen M. Rosvold, now known as Bergen Rosvold Dougher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of August, 2019.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Section Two Russwurm Heights, as of record in Plat Book 2083, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed 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 by deed dated November 25, 2013 from Linda K. Benthall now known as Linda K. Zelnik, married of record in Instrument No. 20131126-0121583, Register's Office for Davidson County, Tennessee. Bergen M. Rosvold having since married and is now known as Bergen Rosvold Dougher.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 105 16 0 016 00.
2. All matters appearing on the Plan of record as Book 2083, page 101, Register's Office for Davidson County, Tennessee.

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY