BILL GARRETT, Davidson County
Trans:T20100047057 DEEDWARR
Recvd: 08/02/10 09:52 2 pgs
Fees:13.00 Taxes:549.45
20100802-0060155

This Instrument Prepared By:
Harpeth Title, LLC
109 Westpark Drive, Suite 150
Brentwood, TN 37027
H010269

Send Tax Bills To:
F & M Bank
100 Bluegreass Commons, Ste. 100
hendersonville, TN 37075

New Owner is:
Nicholas A. Rogers
735 Tulip Grove Road, Unit 100
Hermitage, TN 37076

MAP: 075-12-0F

PARCEL: 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jeana Sorrells, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Nicholas A. Rogers, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **735 Tulip Grove Road, Unit 100, Hermitage, TN 37076**

Land in Davidson County, Tennessee, being Lot No. 1, Unit No. 100 on the Boundary Exhibit of Unit Foundations, Tulip Cove Townhomes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for Tulip Cove of record in Instrument No. 20050525-0059119, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Jeana Sorrells, an unmarried woman, by Warranty Deed from Marquis Homes, LLC, dated 12-6-05 and recorded 12-8-05 in Instrument No. 20051208-0147737, in the Register's Office of Davidson County, Tennessee.

Subject to all matters contained in Declaration of Covenants, Conditions and Restrictions for Tulip Cove of record in Instrument No. 20050525-0059119, as amended in Instrument No. 20080103-0000699; and P.U.D. Boundary Plat of record in Instrument No. 20050517-0055768, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29th day of July, 2010.

GRANTOR(S):

JEANA SORRELLS

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jeana Sorrells**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 29th day of July, 2010.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$148,500.00**.

AFFIANT

SWORN TO and subscribed before me this 29th day of July, 2010.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My commission expires: _____