WARRANTY DEED

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2016

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adam Attila Szinger	Adam Attila Szinger	075-12-0F-001.00-CO
(NAME)	(NAME)	
735 Tulip Grove Road, Unit 100	735 Tulip Grove Road, Unit 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160098212 DEEDWARR
Recvd: 11/07/16 09:12 2 pgs
Fees:13.00 Taxes:686.35
20161107-0117405

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Nicholas A. Rogers, a married person,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Adam Attila Szinger and wife, Adrienne Marie Szinger,** hereinafter called the GRANTEES, their 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 Lot No. 1 a/k/a 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 Declarations of Covenants, Conditions and Restrictions for Tulip Cove, of record in Instrument No. 20050525-0059119, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Nicholas A. Rogers, unmarried, by Warranty Deed from Jeana Sorrells, unmarried, dated 7/29/10 and recorded 8/2/10 in Instrument No. 20100802-0060155, Register's Office for Davidson County, Tennessee.

Nicole Rogers herein joins to convey any and all right and interest she may have; especially her marital rights.

unimproved ☐

This is improved ☑ property, known as 735 Tulip Grove Road, Unit 100, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 28th day of October, 2016:

Nicholas A. Rogers

Nicole Rogers

State of Tennessee
County of Sumner

Personally appeared before me Nicholas A. Rogers and Nicole Rogers, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of October, 2016.

Notary Public _____
My Commission Expires: _____

File No.: 162471

