Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VAES-17-0512

BILL GARRETT, Davidson County
Trans:T20170068324 DEEDWARR
Recvd: 08/08/17 10:04 2 pgs
Fees:13.00 Taxes:1276.50
20170808-0080982

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $345,000.00

Affiant

Subscribed and sworn to before me, this 1st day of August 2017.

Notary Public
My commission expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard Bergen 512 Cold Stream Nashville TN 37221	new owners	155070B01800CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Janos Sallai and Bibor Ildiko Szabo, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Richard Bergen and Jerrie Bergen aka Jennifer Bergen, husband and wife, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 69 on the Plan of Revision No. 1, Final Plat of the Poplar Creek Estates, Phase V, Section "A" Subdivision (The Highlands of Allens Green) as of record in Plat Book 9700, page 784, revising Book 9700, Page 390, Register's Office for Davidson County, Tennessee. This is improved property located at 512 Cold Stream Place, Nashville, TN, 37221.

Being the same property conveyed to Janos Sallai and Bibor Ildiko Szabo, husband and wife, from Jason Hedrick of record in Instrument No. 20130903-0092270 Register's Office for Davidson County, Tennessee and dated August 30, 2013.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Poplar Creek Estates of record in Plat Book 9700 Page 784, revised in Book 9700 Page 390, Register's Office for Davidson County, Tennessee. 3) Easement for sanitary sewer of record in Book 6613, Page 553 and Book 6613 Page 536, Register's Office for Davidson County, Tennessee 4) Easement for public water lines of record in Book 4817, Page 784, Register's Office for Davidson County, Tennessee 5)Storm Water Detention agreement of record in Book 6613 Page 705, Register's Office for Davidson County, Tennessee. 6) Covenants, conditions, restrictions reservations, easements

liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 11356 Page 662, Book 6804 Page 536, Book 9472 Page 824, Book 10425 Page 93 Instrument No. 2004052400060854 and in any allied instruments(s) referred to in said restrictions. 7) Charter for Poplar Creek Homeowners Association of record in Book 7120 Page 125 8) Charter of Incorporation of Highlands of Allens Green Homeowners' Association Inc. of record in Instrument No. 20010412-0036264, No. 20030513-0064544, Book 10480 Page 807

This property is improved property known as 512 Cold Stream, Nashville, Tennessee 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 1st day of August, 2017.

Janos Sallai by Richard Ross as Attorney in Fact
Janos Sallai, By Richard Ross, Attorney in Fact

Bibor Ildiko Szabo by Richard Ross as Attorney in Fact
Bibor Ildiko Szabo, By Richard Ross, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of August, 2017 before me personally appeared Richard Ross to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Janos Sallai and Bibor Ildiko Szabo acknowledged that such person executed the same as the free act and deed of Janos Sallai and Bibor Ildiko Szabo.

Witness my hand and official seal at Brentwood, Tennessee, this 3 day of August, 2017.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/25/19

FILE NO: 10092