Davidson County DEEDWARR
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Fees:13.00 Taxes:924.63

20080923-0096862

File No. 280800734

WARRANTY DEED

PREPARED BY: BOX 50-B

BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER, 2008.

JANICE H. COLLINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 11/14/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitin J. Rathod	Suntrust Mortgage, Inc.	172030A055.00CO
(NAME)	(NAME)	
1032 Elmshade Lane	P.O. Box 79041	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Baltimore, MD 21279-0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Ales Prokop and Zdenka Prokop, Trustees of The Prokop Family Revocable Trust dated May 14, 2003, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Mitin J. Rathod, a single male, 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, to-wit:

Land in Davidson County, Tennessee, being Lot No. 55 on the plan of the Woodlands, Phase 1, Section 1 of record in Book 6900, Page 498 and 499, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Prokop Family Revocable Trust by Special Warranty Deed from Ales Prokop and Zdenka Prokop of record in Instrument No. 20030715-0098762, Register's Office for Davidson County, Tennessee dated July 2, 2003.

Taxes for the year 2008 and all subsequent years, a lien, not yet due and payable. All prior years are paid.

Subject to all matters as set forth on the plat of record in Plat Book 6900, Page 498-499, Register's Office of said County.

Restrictions of record in Book 7334, Page 109, Book 7408, Page 250, Book 8464, Page 463, Book 8622, Page 390. and Book 8643, Page 675, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1032 Elmshade Ln., Nasville, TN 37211
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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 our hands this 12th day of September, 2008.

Ales Prokop

Zdenka Prokop

The Prokop Family Revocable Trust

By: Ales Prokop, Trustee

By: Zdenka Prokop, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Ales Prokop and Zdenka Prokop, both individually and as Trustees of The Prokop Family Revocable Trust dated May 16, 2003, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 9/12/2008.

Witness my hand at office this 12th day of September, 2008.

Commission expires:

10/10/09

Notary Public

File Number: 280800734

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

DONALD R. BARNETT JR.
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY