BILL GARRETT, Davidson County
Trans:T20140019614 DEEDWARR
Recvd: 03/24/14 15:48 2 pgs
Fees:13.00 Taxes:2822.40

20140324-0024153

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $762,812.00

Tracy A. Rokas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2014.

Amanda Vaughn
Notary Public

MY COMMISSION EXPIRES: 8/23/2016
(AFFIX SEAL)

File No.: ALW-14-2604

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy A. Rokas and Antonios Rokas	SunTrust Mortgage, Inc.	104-15-482.00
(NAME)	(NAME)	
2604 West Linden Avenue	901 Semmes Avenue RVW 5023	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Richmond, VA 23224	
(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, I/WE, **WHS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **TRACY A. ROKAS AND HUSBAND, ANTONIOS ROKAS**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 2, SUNSET PARK SUBDIVISION, RESUBDIVISION/PARTITION OF LOT 6, as shown on plat of record in Instrument No. 20121018-0095823, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from David S. Carter, unmarried to William H. Smallman as recorded on the 7th day of August, 2012 in Instrument No. 20120807-0070470, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed by Quitclaim Deed from William H. Smallman to WHS Properties, LLC as recorded on the 10th day of September, 2013 in Instrument No. 20130910-0095646, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2604 West Linden Avenue, Nashville, TN 37212
(House Number) (Street) (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 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 my/our hand(s) this 20th day of March, 2014.

WHS Properties, LLC, a Tennessee limited liability company

William H. Smallman, President

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of March, 2014, before me personally appeared William H. Smallman, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of WHS Properties, LLC, the within named bargainor, a limited liability company, and that he as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of March, 2014.

Notary Public
My Commission Expires: 8/23/2016



RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171