WARRANTY DEED

R-GS-10-218-15

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,993.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF November, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Helen Sims	Helen Sims	
1214 Beresford Way	(NAME) 1214 Beresford Way	
(ADDRESS) Paducah, KY 42001	(ADDRESS) Paducah, KY 42001	82-9-96.00 (part of)
(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 GERMANTOWN STATION HOMES, LLC,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HELEN SIMS, 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 UNIT 15, GERMANTOWN STATION CONDOMINIUM, AS SHOWN ON EXHIBIT B TO DECLARATION OF RECORD IN INSTRUMENT NO. 20100804-0061209, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO GERMANTOWN STATION HOMES, LLC, A TENNESSEE LIMITED PARTNERSHIP BY QUITCLAIM DEED FROM METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, RECORDED ON THE 22ND DAY OF JULY, 2010 IN INSTRUMENT NO. 20100722-0057469, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011AND SUBSEQUENT YEARS; RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20100804-0061209; EASEMENT IN INSTRUMENT NO. 20070919-0111969; AGREEMENT OF RECORD IN INSTRUMENT NO. 20070919-0112010 AND 20100621-0047868; QCD IN INSTRUMENT NO. 20100722-057467 AND 20100722-0057468, AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 413 Van Buren Street #103, Nashville, Tennessee 37208
(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 my/our hand(s) this 29th day of November, 2010.

Germantown Station Homes, LLC,
BY: _____
Hunter Connelly, President

BILL GARRETT, Davidson County
Trans:T20100077367 DEEDWARR
Recvd: 12/08/10 12:34 2 pgs
Fees:13.00 Taxes:917.57
20101208-0097718

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of November, 2010, before me personally appeared Hunter Connelly, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of Germantown Station Homes, 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 29th day of November, 2010.

Mary Frances Rudy
Notary Public

My Commission Expires: 5-20-14

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903