Box 10-B

BILL GARRETT, Davidson County
Trans: T20150036363 DEEDWARR
Recvd: 05/11/15 15:17 2 pgs
Fees: 13.00 Taxes: 1221.00
20150511-0043100

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PATRICK D. SIMS	**EMBRACE HOME LOANS, INC.**	**082-09-0T-015.00-CO**
(NAME) **413 VAN BUREN STREET, APT. 103**	(NAME) **25 ENTERPRISE CENTER**	
(ADDRESS) **NASHVILLE, TN 37208**	(ADDRESS) **NEWPORT, RI 02842**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, HELEN B. SIMS, AS TRUSTEE OF THE HELEN B. SIMS REVOCABLE TRUST DATED NOVEMBER 4, 2011,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK D. SIMS, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND OR 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 Unit 15, Germantown Station Condominium, as shown on Exhibit B to Declaration of record in Instrument No. 20100804-0061209, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Helen Sims from Germantown Station Homes, LLC, by deed dated November 29, 2010, of record in Instrument No. 20101208-0097718, said Register's Office. Being further conveyed to Helen B. Sims, as Trustee, or her successors in trust of The Helen B. Sims Revocable Trust dated November 4, 2011, by Quitclaim Deed from Helen B. Sims (a/k/a Helen Sims) of record in Instrument No. 20120323-0025002, dated March 13, 2012, said Register's Office.

This conveyance is subject to Restrictive Covenants of Germantown Condominium of record in Instrument No. 20100804-0061209 and amended in Instrument No. 20111020-0081623; Storm Water Detention Agreement of record in Instrument No. 20070919-0112010 and amended in Instrument No. 20111020-0081623; Agreement for Dedication of Easement for Water Quality of record in Instrument No. 20070919-0111969; and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **413 VAN BUREN STREET, APT. 103, NASHVILLE, TN 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 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, except for that certain Deed of Trust referenced herein; 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 hand this 8th day of May, 2015.

X _____

HELEN B. SIMS, TRUSTEE
OF THE HELEN B. SIMS
REVOCABLE TRUST, DATED NOVEMBER 4, 2011

STATE OF KENTUCKY
COUNTY OF McCracken

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Helen B. Sims, Trustee of the Helen B. Sims Revocable Trust dated November 4, 2011**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of May, 2015.

My Commission Expires: My Commission Expires August 1, 2016

ANITA M. THOMAS NOTARY PUBLIC STATE AT LARGE, KENTUCKY

_____
Notary Public