This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Davidson County	DEEDWARR
Recvd: 09/07/17 14:45	3 pgs
Fees:18.00 Taxes:1609.50	
20170907-0092185	

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 435,000.00.

Affiant Signature

Subscribed and sworn to before me on this the 7th day of September, 2017.

Notary Public

My Commission expires 10/7/17

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

NAME AND ADDRESS OF PROPERTY OWNER:
EMRS Realty, LLC
714 South Park Avenue
Hinsdale, IL 60521
SEND TAX BILLS TO:
EMRS Realty, LLC
714 South Park Avenue
Hinsdale, IL 60521
MAP AND PARCEL NUMBER: Tax ID #: 082090T01500C0

WARRANTY DEED

17NT00453

Effective the 7th day of September, 2017 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

PATRICK D. SIMS, UNMARRIED

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

EMRS REALTY, LLC

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** 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 Patrick D. Sims, unmarried, by Warranty Deed from Helen B. Sims, as Trustee of the Helen B. Sims Revocable Trust dated November 4, 2011, dated 05/08/2015 and recorded 05/11/2015 in Document No. 20150511-0043100, Register's Office for Davidson County,\TN.

This is an improved property commonly known as:
413 Van Buren St, Unit 103, Nashville, TN 37208

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 7th day of September, 2017.

PATRICK D. SIMS

State of Tennessee}
County of Davidson}

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, PATRICK D. SIMS, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this 7th day of September, 2017.

Notary Public

My commission expires: 10 / 7 / 17

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

Certificate of Authenticity

I, Edward A. Cooper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-18.

Notary's Seal (If on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY