WARRANTY DEED

Karen Johnson Davidson County
Batch# 209292 DEEDWARR
03/25/2019 09:35:42 AM 2 pgs
Fees: $13.00 Taxes: $1,742.70

20190325-0026553

A-BR-19-413-103

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $471,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Houra Merrikh and Christopher N. Merrikh	Houra Merrikh & Christopher Merrikh	
(NAME)	(NAME)	
413 Van Buren St. #103	217 Ennismore Lane	**082-09-0T-015.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Brentwood, TN 37027	
(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 consideration, the receipt of which is hereby acknowledged, **EMRS REALTY, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HOURA MERRIKH AND CHRISTOPHER N. MERRIKH, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 No. 15, Germantown Station Condominiums, as shown on Exhibit B to Declaration of record in Instrument No. 20100804-0061209 and amended in Instrument No. 20111020-0081623, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Patrick D. Sims, unmarried by Warranty deed from Helen B. Sims, as Trustees of the Helen B. Sims Revocable Trust dated November 04, 2011 of record in Instrument No. 20150511-0043100 Register's Office for Davidson County, Tennessee, dated May 08, 2015 and recorded on May 11, 2015. (Value of consideration shown in aforementioned deed $330,000.00.)

Being the same property conveyed to EMRS Realty, LLC by Warranty deed from Patrick D. Sims, unmarried of record in Instrument No. 20170907-0092185 Register's Office for Davidson County, Tennessee, dated September 07, 2017 and recorded on September 07, 2017.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- By-Laws of record in Instrument Number 20150917-0094596, in the Register's Office for Davidson County, Tennessee.
- Charter for Germantown Station Homeowner's Association, Inc. of record in Instrument Number 20101119-0092835, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Number 20070919-0111969, Instrument No. 20070919-0112010 and Instrument No.20100621-0047868, in the Register's Office for Davidson County, Tennessee.
- Condition set out in Quitclaim Deed of record in Instrument Number 20100722-0057467 and Instrument No. 20100722-0057468, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **413 Van Buren St. #103, Nashville, Tennessee 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 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 the 22 DAY OF MARCH, 2019.

EMRS Realty, LLC

BY: _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of EMRS REALTY, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of March, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212