WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120032010 DEEDWARR
Recvd: 05/02/12 09:53 2 pgs
Fees:13.00 Taxes:395.90
20120502-0037454

MELISSA D ROGERS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2012.

Notary Public

MY COMMISSION EXPIRES: 4/23/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fatih Imer	SAME	
(NAME)	(NAME)	092160B07900
900 19th Ave S, Apt 710		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20120596

For and 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, we, **Mendel L. Abrams and wife, Lila B. Abrams**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Fatih Imer**, hereinafter called the GRANTEE, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Unit No. 710 University Square condominium Apartments as of record in Book 6800, page 124, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof, the horizontal property regime thereof having been established by the Master Deed recorded in Deed Book 7051, Page 529, as amended in Book 7119, page 884, in said Register's Office

BEING all of the same property conveyed to Mendel L. Abrams and wife, Lila B. Abrams by Warranty Deed from Daniel J. Abrams, unmarried, dated December 28, 2005 and filed of record in Instrument 20060109-0003157, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to the provisions and requirements of the Tennessee " Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of University Square Condominiums, appearing of record in Book 7051, page 529, amended in Book 7119, page 884, Register's Office for said County

unimproved ☐

This is improved ☒ property, known as 900 19th Ave S Apartment 710, Nashville, TN 37212

(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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this ~~30th~~ 26 day of April, 2012.

Mendel L. Abrams

Lila B. Abrams

STATE OF Maryland

COUNTY OF Howard

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Mendel L. Abrams and wife, Lila B. Abrams, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Mendel L. Abrams and wife, Lila B. Abrams executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of April, 2012.

Commission expires: 5/18/12

Notary Public

Commissioned as Mary E. Harrison

MARY E. HARRISON
NOTARY PUBLIC
HOWARD COUNTY
MARYLAND
MY COMMISSION EXPIRES MAY 18, 2012