Prepared By:
Record and Return to
Lehman Escrow Title, Inc.
1002 Richard Jones Rd, Suite 203-A
Nashville, TN 37215

WARRANTY DEED

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2017

Notary Public

MY COMMISSION EXPIRES: 4/22/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William C. Brewer	William C. Brewer III	092160B08200CO
(NAME)	(NAME)	
900 19th Avenue South, Apartment 803	PO BOX 128408	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 9154 **DEEDWARR**
10/06/2017 09:09:26 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20171006-0102710

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Robert Evers,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William C. Brewer III, a married man,** hereinafter called the GRANTEES, their heirs and 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 No. 803 of University Square Condominiums Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of University Square Condominium Association of record in Book 7051, Page 529, as amended in Book 7119, Page 884 and By-Laws in Book 7051, Page 559, and as shown on the Plat of record in Plat Book 6900, Page 124, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Included in the above referenced property is Parking Space No. 2N-16.

Being the same property conveyed to Robert Evers by Warranty Deed from Marshall Chapman recorded on July 13, 2007, of record in Instrument No. 20070713-0083813, Register's Office for Davidson County, Tennessee. THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 900 19th Avenue South, Apartment 803, 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 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, 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 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/our hands this 27th day of September, 2017.

Robert Evers

State of Tennessee
County of Williamson

Personally appeared before me Robert Evers, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of September, 2017.

Notary Public
My Commission Expires: 11/13/17

File No.: 12448

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires
November 13, 2017