(1) Return to: BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

WARRANTY DEED

Karen Johnson Davidson County
Batch# 318485 DEEDWARR
11/22/2019 11:16:47 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20191122-0120885

JM-RF-19-900-1006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Coreen Newsome
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

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)
Viral Vibhakar **Anil Mehra**	**NEW OWNER's** Lender Loandepot.com, LLC	
(NAME) **900 19th Ave S Apt# 1006**	(NAME) 4800 N. Scottsdale Rd, Ste. 3800	**092-16-0B-101.00-CO**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) Scottsdale, AZ 85251	
(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, **FATIH IMER AND SEFIKA S. AYKUT IMER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VIRAL VIBHAKAR, AN UNMARRIED MAN AND ANIL MEHRA, A MARRIED MAN, AS TENANTS IN COMMON,** 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. 1006, Level 12, on the Plan of University Square Condominium Apartments, a Horizontal Property Regime, of record in Plat Book 6900, Page 124, and as established by the Master Deed and By-laws of record in Book 7051, page 529, amended in Book 7119. Page 884, and Appointment of Successor Trustee to said Master Deed of record in Instrument 20100408-0026686, all in the Register' s Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners and the Bylaws of the Association owners.

Also conveyed is the right to use and occupy the parking space 26.

Being the same property conveyed to Fatih Imer and Sefika S. Aykut Imer, husband and wife by Warranty deed from Sonny D. Gray, a single man of record in Instrument No. 20140227-0016862 Register's Office for Davidson County, Tennessee, dated February 25, 2014 and recorded on February 27, 2014.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 6900, Page 124, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of University Square Condominium Association of record in Book 7051, Page 529, as amended in Book 7119, Page 884, and Appointment of Successor Trustee to said Master Deed of record in Instrument 20100408-0026686, Register's Office for Davidson County, Tennessee.
- Charter of Incorporation of University Square Homeowner's Association of record in Book 7078, Page 443, in the Register's Office for Davidson County, Tennessee.
- By-Laws of University Square, Inc. of record in Book 7051, Page 559, Register's Office for Davidson, County, Tennessee.
- Grant of Public Utility Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through The Power Board of said Government of record in Instrument Number 20130906-0094167, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **900 19th Ave S Apt# 1006, Nashville, Tennessee 37212**.

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 18th DAY OF NOVEMBER, 2019.

Fatih Imer

Sefika S. Aykut Imer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FATIH IMER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of November, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEFIKA S. AYKUT IMER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of November, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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