THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-29047

DAVID GANT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 464154 **DEEDWARR**
08/26/2020 09:40:23 AM 2 pgs
Fees: $13.00 Taxes: $938.88

20200826-0096585

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **253,750.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF August ,2020.

Notary Public

MY COMMISSION EXPIRES: MAR 6 2024

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mehra Real Estate, Inc. and The Anil L. Mehra Trust	NEW OWNER	
4608 Corktree Road		092160B09500CO
Naperville, IL 60564		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **William C. Brewer, III, married,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mehra Real Estate, Inc., an Illinois corporation, as to a two thirds undivided interest, and Anil L. Mehra, Trustee of the Anil L. Mehra Trust dated June 19, 2017, and any amendments thereto, as to a one third undivided interest, as tenants in common,**

HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 906, Level 11, of University Square Condominium Apartments, created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 7051, page 529, Register's Office for Davidson County, Tennessee as amended in Book 7119, page 884, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in "Exhibit A" of said Master Deed as amended. Reference is hereby made to the plat of University Square Condominium Apartments of record in Book 6900, page 124, said Register's Office.

Being the same property conveyed to William C. Brewer, III, unmarried by Warranty deed from William J. Gaither and wife, Gloria L. Gaither of record in Instrument No. 20120921-0086074 Register's Office for Davidson County, Tennessee, dated September 19, 2012 and recorded on September 21, 2012.

The above described property has never been the marital residence of Grantor and is not a marital asset.

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.

This is IMPROVED property known as **900 19th Avenue South, Unit 906, Nashville, TN 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 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 hand this the 24 day of August, 2020.

William C. Brewer III

William C. Brewer, III

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William C. Brewer, III,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24 day of August, 2020.

My Commission expires: Jan 8, 2024

Notary Public