WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140024561 DEEDWARR
Recvd: 04/11/14 09:25 2 pgs
Fees:13.00 Taxes:858.40
20140411-0030382

G-RP-14-246

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00.

William David Zickler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF APRIL, 2014.

C. Loy Carney
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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)
William David Zickler	**Bank Independent**	
(NAME)	(NAME)	
246 Boxmere Place	**710 S. Montgomery Avenue**	**131-06-0E-246.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Sheffield, AL 35660**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JAMES O. ZICKLER AND JACKIE ZICKLER, HUSBAND AND WIFE ,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WILLIAM DAVID ZICKLER AND KATELYN ZICKLER, HUSBAND AND WIFE** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 246 on the Plan of Burton Hills-Village of Boxmere, Phase I, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan Exhibit "B" to the Master Deed of record in Book 6666, Page 749, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said unit, together with the said appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to James O. Zickler, married by Warranty Deed from Dashiell Properties, L.L.C. of record in Instrument No. 20130819-0087143 Register's Office for Davidson County, Tennessee, dated August 15, 2013 and recorded on August 19, 2013. (Value of consideration shown in aforementioned deed $232,000.00.)

Being the same property previously conveyed to Dashiell Properties, L.L.C. by Quitclaim Deed from Douglas Pierce and spouse, Barbara Pierce of record in Instrument No. 20130405-0033785 Register's Office for Davidson County, Tennessee, dated April 01, 2013 and recorded on April 05, 2013. (Value of consideration shown in aforementioned deed $0.00.)Being the same property previously conveyed to Douglas Pierce and spouse, Barbara Pierce by Warranty Deed from Karen K. Leeman, Trustee of Karen K. Leeman Trust of record in Instrument No. 20090303-0018729 Register's Office for Davidson County, Tennessee, dated February 27, 2009 and recorded on March 03, 2009. (Value of consideration shown in aforementioned deed $249,300.00.)

This conveyance is subject to:
- Taxes for the year 2014 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 284, revised in Plat Book 6250, Page 649, Register's Office for Davidson County, Tennessee.
- All matters shown on the Amendment to Street Names Change only Plan of Burton Hills of record in Book 6900, page 304, Register's Office for Davidson County, Tennessee.
- Amendment to By-Laws of record in Book 6911, Page 831, in the Register's Office for Davidson County, Tennessee.
- Charter in Book 6517, page 505, amended in Book 6921, page 216 and Book 6517, page 511, Book 6921, page 214, Book 6665, page 6, amended in Book 6921, page 218, Book 6665, page 1, amended in Book 6921, page 210, Register's Office for Davidson County, Tennessee.
- Easements in Book 7240, page 543, Book 7240, page 559, Book 7240, page 567, Book 7240, page 595, Book 7240, page 605, Book 7240, page 610, Book 7275, page 826, Register's Office for Davidson County, Tennessee.
- Utility Easements in Book 3702, page 250 and Book 4298, page 491, 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: **246 Boxmere Place, Nashville, Tennessee 37215**.

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 9th DAY OF APRIL, 2014.

James O Zickler
James O. Zickler

Jackie Zickler by James O. Zickler, Attorney in Fact
Jackie Zickler by James O. Zickler,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES O. ZICKLER, 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 9th of April, 2014.

C. Loy Carney
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared James O. Zickler to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Jackie Zickler and who acknowledged that he executed the same as the free act and deed of the said Jackie Zickler.

Witness my hand and official seal at Davidson County, Tennessee on this the 9th day of April, 2014.

C. Loy Carney
NOTARY PUBLIC

My Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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