PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
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Bill Garrett Davidson County
Batch# 159 DEEDWARR
09/11/2017 01:24:27 PM 2 pgs
Fees: $13.00 Taxes: $2,072.00
20170911-0092902

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 59170
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David Zickler Katelyn Zickler 211 Mockingbird Road Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 103120D10100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$560,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard A. Faquin and Darlene F. Faquin, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **David Zickler and Katelyn Zickler, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 1 of Mockingbird Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "A" to the Master Deed of record in Book 6905, page 428, amended in Book 6915, page 105 and Book 9891, page 746, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Richard A. Faquin and wife, Darlene F. Faquin, by Warranty Deed from Serge St. Laurent and wife, Anne Marie St. Laurent, dated May 29, 2015 and recorded in June 1, 2015, of record in Inst. No. 20150601-0050426, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record as shown on Exhibit "A" to the Master Deed of record in Book 6905, page 428, amended in Book 6915, page 105 and Book 9891, page 746, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 6905, page 428, amended in Book 6915, page 105 and Book 9891, page 746, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 211 Mockingbird Road, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of September, 2017.

Richard A. Faquin **Darlene F. Faquin**

State of Tennessee

County of Davidson

On this 8th day of September, 2017, before me the undersigned authority, personally appeared Richard A. Faquin and Darlene F. Faquin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $560,000.00.

Affiant

Sworn and subscribed before me this 8th day of September, 2017.

Notary

My Commission Expires: 1-8-19

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019