PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 712409 DEEDWARR
09/09/2021 02:53:57 PM 2 pgs
Fees: $13.00 Taxes: $1,776.00
20210909-0120995

W & I Ref: (DW) Title No.: 62073
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
MFIB AZ, LLC 15721 N. Greenway Hayden Loop; Ste 200 Scottsdale, AZ 85260	NEW OWNER

TAX MAP PARCEL NUMBERS: 081080R01100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$480,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alicon C. Lee, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **MFIB AZ, LLC, a Arizona limited liability company,** 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:**

Land in Davidson County, Tennessee, being Unit 5, as shown on Exhibit "B" to the Master Deed of 600 Garfield, a Townhome Development, of record in Inst. No. 20081223-0122393, amended in Inst. No. 20100517-0037813 and Inst No. 20111116-0089694, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alicon C. Lee, unmarried woman, by Warranty Deed from Claudia Zara Huskey and William Huskey, husband and wife, and Kenneth Weir Weaver, a married man, dated December 28, 2015 and recorded on December 31, 2015, of record in Inst. No. 20151231-0131659, Register's Office for Davidson County, Tennessee.

John Wilson, spouse of Alicon C. Lee, joins in the execution of this instrument solely to convey any and all marital interest he may have in the subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record shown on Exhibit "B" to the Master Deed of Record in Inst. No. Inst. No. 20081223-0122393, amended in Inst. No. 20100517-0037813 and Inst No. 20111116-0089694, 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 Master Deed of record in Inst. No. Inst. No. 20081223-0122393, amended in Inst. No. 20100517-0037813 and Inst No. 20111116-0089694, 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; Inspection and Maintenance Agreement for private Stormwater Management Facilities of record in Inst. No. 20080317-0026281, said Register's Office; Easement to Comcast of Nashville I, LLC, of record in Inst. No. 20090721-0068094, said Register's Office; and Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Inst. No. 20080317-0026307, said Register's Office.

This is improved property, known as 1701 6th Avenue North, # 5, Nashville, TN 37208

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 7th day of September, 2021.

Alicon C. Lee

John Wilson

State of Tennessee

County of Davidson

On this 7th day of September, 2021, before me the undersigned authority, personally appeared Alicon C. Lee, 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.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary

My Commission Expires: _____

State of Tennessee
County of Davidson

On this 3rd day of September, 2021, before me the undersigned authority, personally appeared John Wilson, 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

GREGORY POLZIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $480,000.00.

Affiant

Sworn and subscribed before me this 7th day of September, 2021.

Notary

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

My Commission Expires: _____