THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10050449**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $225,000.00. Affiant Subscribed and sworn to before me, this 28th day of May, 2010. Notary Public My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20100032875 DEEDWARR
Recvd: 06/01/10 14:37 2 pgs
Fees:13.00 Taxes:832.50
20100601-0041977

Davidson County
State of Tennessee
Notary Public
My Comm. Exp. 3/23/2014
Beth Triplett

WARRANTY DEED

Address New Owner: Gervais Ikapitte and Andree Z. Ikapitte 6747 Cold Stream Dr Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 155070B0200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Fatimata Koita** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gervais Ikapitte and Andree Z. Ikapitte, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 9, FINAL PLAT OF THE POPLAR CREEK ESTATES, PHASE V, SECTION B-1 SUBDIVISION (THE HIGHLANDS OF ALLENS GREEN), as shown on plat of record in Plat Book 9700, Page 716, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Fatimata Koita by Warranty Deed from The Jones Company of Tennessee, L.L.C., recorded on the 28th day of May, 2004 in Instrument No. 20040528-0063127, in the Register's Office of Davidson County, Tennessee.

Souleymane Kebe husband of Fatimata Koita joins in this conveyance to convey any interest marital or otherwise in said property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT OF THE POPLAR CREEK ESTATES, PHASE V, SECTION B-1 SUBDIVISION (THE HIGHLANDS OF ALLENS GREEN), as recorded in Plat Book 9700, Page(s) 716.

Covenants, Conditions and Restrictions as recorded in Book 9472, Page 824, Book 10425, Page 93, Book 6662, Page 433, Book 6804, Page 536 and Book 11356, Page 662 and Instrument No. 20040524-0060854.

Chapter of Poplar Creek Estates Homeowners Association and Highlands of Allens Green Homeowners Association, recorded in Book 7120, Page 125 and Book 10480, Page 807.

Deed to Homeowners Association for open areas, recorded at Instrument No. 20030513-0064544.

This is improved property located at 6747 Cold Stream Dr Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of May, 2010.

Fatimata Koita

Souleymane Kebe
By Fatimata Koita as Attorney in Fact
By Fatimata Koita, AIF

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Fatimata Koita both indivudally and as attorney in fact for Souleymane Kebe, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2010.

Notary Public

My Commission Expires: 11/22/10

Katie Rosenthal
State Of Tennessee Notary Public
County Of Sumner