WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110042989 DEEDWARR
Recvd: 07/18/11 10:18 2 pgs
Fees:13.00 Taxes:388.13

20110718-0054559

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $104,900.00.

Affiant

Subscribed and sworn to before me this 8 day of June, 20 11.

Notary Public
My Commission expires: (Affix Seal)

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Issa Diouf	Guaranty Trust Co.	149-11-0-A-052.00CO
1321 Rice Hill Circle	316 Robert Rose Dr.	
Antioch, TN 37013	Murfreesboro, TN 37129	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mark Hamilton**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Issa Diouf and wife, Yacine Faye and Mamadou Diouf, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 52 on the plan of Phase 3, Rice Hill Subdivision, of record in Book 6900, page 292, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mark Hamilton, by deed from Fannie Mae a/k/a Federal National Mortgage Association, on September 30, 2010, of record in Instrument Number 20101214-0099329, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 6900, page 292, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6812, page 48; and Instrument Number 20101214-0099329, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 6824, page 986, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 7097, page 613, Register's Office for Davidson County, Tennessee.
- Utility and Drainage Easements as shown on Plat.

This is improved property known as: **1321 Rice Hill Circle, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 8, 2011.

Mark S. Hamilton by Karen Hoff

Mark S. Hamilton
by Karen Hoff, as attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Karen Hoff, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Mark S. Hamilton, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Mark S. Hamilton, the bargainor(s), by the said Karen Hoff, as Attorney-in-Fact.

WITNESS my hand and seal, this 8th day of July, 2011.

_____ My Commission Expires: 8/23/14

NOTARY PUBLIC

