Return:

Bell Title
1616 Westgate Circle
Brentwood,TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130002020 DEEDWARR
Recvd: 01/08/13 11:39 2 pgs
Fees:13.00 Taxes:443.63
20130108-0002522

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $119,900.00.

Affiant

Subscribed and sworn to before me this 4th day of January, 2013.

Notary Public
My Commission expires: _____
(Affix Seal)

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:
Abdirizak Mugaza Soboke	New Owner	149-01-0B-066.00.CO
812 Billngsgate Court		
Antioch, TN 37013		

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 S. Hamilton**, married, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Abdirizak Mugaza Soboke**, Married, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

The following described property located in Davidson County, Tennessee, to-wit:

Lot 271, Phase III, Piccadilly Square Subdivision, as shown on Plan of record in Book 6250, Pages 892, 893 and 894, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mark Hamilton from Deutsche Bank National Trust Company as Trustee for Long Beach Mortgage Loan Trust 2005-WL by Special Warranty Deed on June 11, 2012, of record in Instrument Number 20120713-0061608, 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 Plat Book 6250, Page 892, 893 and 894, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6236, Page 708: Book 6295, Page 572; Book 6295, Page 580; Book 6295, Page 588; Book 6300, Page 431; Book 6295, Page 520; Book 6295, Page 534; Book 6295, Page 548; Book 6295, Page 556; Book 6295, Page 564; Book 6300, Page 409, re-recorded in Book 6306, Page 833; Book 6496, Page 100; Book 6496, Page 107; Book 6496, Page 114; Book 6518, Page 184; Book 6518, Page 190 and Book 6830, Page 739, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Book 7288, Page 963, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm drainage easement and any temporary construction easements of record in Book 6186, Page 238, and Book 6251, Page 616, Register's Office for Davidson County, Tennessee.
- Utility Easement contained in Instrument of record in Book 6298, Page 491, Register's Office for Davidson County, Tennessee.
- Conveyance of sewer mains of record in Book 6530, Page 819; Book 6530, Page 823; Book 6846, Page 653 and Book 7748, Page 432, Register's Office for Davidson County, Tennessee.
- Conveyance of Water mains of record in Book 6846, Page 606 and Book 7748, Page 478, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Mains and Appurtenances of record in

Book 7883, Page 280, Register's Office for Davidson County, Tennessee.

- Storm Water Detention Agreement of record in Book 6782, Page 518, Register's Office for Davidson County, Tennessee.

- Covenants, Conditions and Restrictions for Piccadilly Square of record in Book 6236, Page 683, as amended in Book 6295, Page 506; Book 6295, Page 520; Book 6295, Page 534; Book 6300, Page 409 as re-recorded in Book 6306, Page 833; Book 6496, Page 100; Book 6496, Page 107; Book 6496, Page 114; Book 6518, Page 184 and Book 6518, Page 190, Register's Office for Davidson County, Tennessee.

This is improved property known as: **812 Billingsgate Court, 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 January 4, 2013.

Mark S. Hamilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mark S. Hamilton** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 4, 2013

My commission expires 2/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY