BILL GARRETT, Davidson County
Trans:T20160099650 DEEDWARR
Recvd: 11/10/16 11:52 2 pgs
Fees:13.00 Taxes:551.30
20161110-0119097

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165529

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $149,000.00

Affiant

Subscribed and sworn to before me, this the 4th day of NOVEMBER, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sankumba Diaoune 2583 CEDAR SPRINGS DRIVE NASHVILLE, TN 37217	new owner	149-04-0-164.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Genevieve M. Elliott**, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sankumba Diaoune**, a single man, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

2583 Cedar Springs Dr.-149-04-0-164.00

Land in Davidson County, Tennessee, being Lot No. 486 on the Plan of Section Seven, Edge-O-Lake Estates of record in Plat Book 3700, Page 78 and in Plat Book 5190, Page 461, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Genevieve M. Elliott, unmarried by Warranty deed from Tom Hatcher and wife, Nancy B. Hatcher of record in Instrument No. 20020926-0117332 Register's Office for Davidson County, Tennessee, dated September 24, 2002 and recorded on September 26, 2002. (Value of consideration shown in aforementioned deed $135,000.00.)

(NOTE: There was a newer plat recorded in Book 5190, Page 461, in the RODC. The incorrect legal descriptions have been used in current vesting deed.)

This is ☒ Improved OR ☐ Unimproved property located at: **2583 Cedar Springs Dr., Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year 2016 a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorated share thereof to the GRANTOR who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 3 day of NOVEMBER, 2016.

Genevieve Elliott

Genevieve M. Elliott

STATE OF Texas
COUNTY OF Ft Bend

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Genevieve M. Elliott**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3 day of NOVEMBER, 2016.

Darla Brady

Notary Public
My Commission expires:
07/19/19

DARLA R. BRADY
NOTARY PUBLIC
State of Texas
Comm. Exp. 07-19-2019