This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW13037

BILL CARRETT, Davidson County
Trans:T20130009646 DEEDWARR
Recvd: 02/04/13 16:09 2 pgs
Fees:13.00 Taxes:499.50
20130204-0011596

Send Tax Bills To:
F+M Bank
50 Franklin St.
Clarksville, TN 37040

New Owner is:
Ashraf Eskander
3108 Deercreek Trail South
Nashville, TN 37217

MAP: 135-10-0C

PARCEL: 097.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Conne L. Lara, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Ashraf Eskander and Hanan Sadek, husband and wife,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **3108 Deercreek Trail South, Nashville, TN 37217**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 91 on the Plan of Ransom Park, Section Four, of record in Instrument Number 20040323-0032419, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Connie L. Lara by Warranty Deed from Fischer & Ford Group, LLC, dated 11/19/04 and recorded 12/13/04 in Instrument Number 20041213-0147834, Register's Office for Davidson County, Tennessee. Subsequently Conne L. Lara executed a Correction Deed being recorded simultaneously herewith of record in Instrument NUmber 20130204-0011595, said Register's Office.

CLL
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and **that same is unencumbered, except for the taxes for the current year and which have been prorated**

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this ~~30th~~ 31st day of January, 2013.

GRANTOR(S):

Conne L. Lara

CONNE L. LARA

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Conne L. Lara**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the ~~30th~~ 31st day of January, 2013.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$135,000.00**.

Dani Test

AFFIANT

SWORN TO and subscribed before me this ~~30th~~ 31st day of January, 2013.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Dana Delworth

NOTARY PUBLIC
My commission expires: 10/10/16