Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Gail Hudson
Affiant

Subscribed and sworn to before me, this 10th day of March, 2015.

Ashlee D. Page
Notary Public
My commission expires: 9-10-18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 03/10/15 15:06 2 pgs
Fees:13.00 Taxes:777.00
20150310-0020560

04-1502-55430

Address of New Owner:	Send Tax Bills to:	Tax Information
Eskander M. Eskander 2424 Haskell Drive Cane Ridge TN 37013	Owner at Property Address	174-11-0-A-423.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joshua McGee and wife, Laura McGee, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Eskander M. Eskander and Heba H. Aziz, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 393, on the Plan of Cluster - Lot Subdivision, Cane Ridge Farms, Phase Six, Section Two, of record in Instrument No. 20060216-0018813, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joshua McGee and wife, Laura McGee by deed from The Craig Company, a Tennessee Corporation, dated February 15, 2007, recorded February 22, 2007, of record in Instrument No. 20070222-0022073, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2424 Haskell Drive, Cane Ridge, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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 my hand this 10th day of March, 2015.

Joshua McGee

Laura McGee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joshua McGee and Laura McGee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 10th day of March, 2015.

Notary Public
State of Tennessee at Large

My Commission expires: 5/23/16

TONIA COX
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

Certificate of Authenticity

I, Gail Hudson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Gail Hudson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY