This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $275,000.00.

Affiant

Subscribed and sworn before me this the 5 day of September, 2019.

Notary Public
My commission expires: 4-13-2022

KATHERINE WARREN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF RUTHERFORD
Exp. 4-13-2022

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ayman Eskander 3244 Grace Crest Pt Nashville, TN 37217	New owner	135-10-C 147.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, EDWARD HENDRIX AND BETHEL HENDRIX, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to AYMAN ISAAC ESKANDER AND NAGWA MOUSSA IBRAHIM, TENANTS IN COMMON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 153, RANSOM PARK, SECTION FIVE, as shown on plat of record in Instrument No. 20041118-0138647, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Edward Hendrix and wife, Bethel Hendrix, by Quitclaim Deed from Edward Hendrix, dated 05/08/2012, of record in Instrument No. 20120606-0047536, said Register's Office.

Also being the same property conveyed to Edward Hendrix by Special Warranty Deed dated 04/24/2012, from The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2007-AA1, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement, of record in Instrument No. 20120524-0045075, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3244 Grace Crest Pt, Nashville, TN 37217.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 5th day of September, 2019.

Edward Hendrix by Andrew Hendrix, his attorney in fact
Edward Hendrix
BY: Andrew Hendrix as Attorney-in-Fact

Bethel Hendrix by Andrew Hendrix, her attorney in fact
Bethel Hendrix
BY: Andrew Hendrix as Attorney-in-Fact

Karen Johnson Davidson County
Batch# 284620 DEEDWARR
09/12/2019 09:25:11 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20190912-0092376

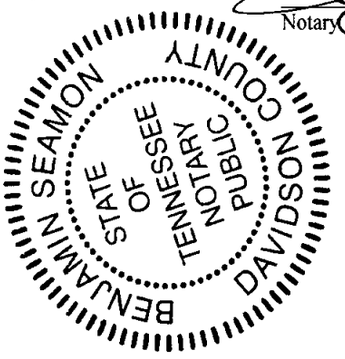
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of September, 2019, before me, the undersigned Notary Public in and for said County and State, personally appeared Andrew Hendrix with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Edward Hendrix by Specific POWER OF ATTORNEY dated August 31, 2019, and who acknowledged that he executed the same as the free act and deed of Edward Hendrix.

Witness my hand and official seal this 5th day of September, 2019.

My commission expires: 9-6-22

Notary Public



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of September, 2019, before me, the undersigned Notary Public in and for said County and State, personally appeared Andrew Hendrix with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Bethel Hendrix by Specific POWER OF ATTORNEY dated August 31, 2019, and who acknowledged that he executed the same as the free act and deed of Bethel Hendrix.

Witness my hand and official seal this 5th day of September, 2019.

My commission expires: 9-6-22

Notary Public

