This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
262 Robert Rose Drive
Suite 101
Murfreesboro, TN 37129
File Number: 2-19-5106

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

Karen Johnson Davidson County
Batch# 314119 DEEDWARR
11/12/2019 10:12:50 AM 3 pgs
Fees: $18.00 Taxes: $665.63
20191112-0116236

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $179,900.00

Affiant

Subscribed and sworn to before me, this the 11th day of September, 2019

Notary Public
My Commission Expires: 4/13/22

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Reda Yesa and Mary Mekhaeel Aziz 3028 Towne Valley Road, Nashville, TN 37013	New Owner	150 10 0 062.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **William Arrey Besong, Susan Enyang Besong, Melissa Besong n/k/a Melissa Moore, and Margeret Ebob Ebot, Heirs at Large of Daniel Besong**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Reda Yesa and Mary Mekhaeel Aziz, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs 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. 231, on the Plan of Section Three, Towne Village of the Country, of record in Book 5200, Page 268 and 269, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Daniel A. Besong by Warranty Deed from James M. Cates and wife, Rhonda G. Cates, of record in Book 8352, Page 867, in the register's office of Davidson County, Tennessee, dated May 13, 1991 and recorded on May 16, 1991. Daniel Besong having since died intestate on June 19, 2019. Affidavits of Heirship recorded in instrument #s 20191112-0116233 and 20191112-0116234.

This Instrument executed on behalf of Susan Enyang Besong ("Principal") by pursuant to the Power of Attorney of record in Instrument Number 20191112-0116235, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **3028 Towne Valley Road, Nashville, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 18th day of October, 2019.

GRANTOR:

William Arrey Besong

Susan Enyang Besong
by William Besong attorney-in-fact

Susan Enyang Besong
by William Besong, her Attorney-In-Fact

Melissa Besong n/k/a Melissa Moore

Margeret Ebob Ebot

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Arrey Besong, Melissa Besong n/k/a Melissa Moore, and Margeret Ebob Ebot, 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 18th day of October, 2019.

CHRISTOPHER BUCKLEY UTLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission expires: 9-20-21

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Besong the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Susan Enyang Besong ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 18th day of October, 2019.

CHRISTOPHER BUCKLEY UTLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission expires: 9-20-21

EXHIBIT "A"
TO Warranty Deed
From: William Arrey Besong, Susan Enyang Besong, Melissa Besong, and Margeret Ebob Ebot
To: Reda Yesa and Mary Mekhaeel Aziz

STATE OF TENNESSEE
COUNTY OF Rutherford

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 11th day of September, 2019.

Notary Public
My Commission Expires: 9-2021

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.