NEW OWNER:

ALAN R. WISE
321 Bournemouth Lane
Hermitage, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 11-0549

Map & Parcel 13113003800

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20110053586 DEEDWARR
Recvd: 08/30/11 13:49 3 pgs
Fees:18.00 Taxes:2294.00
20110830-0067202

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Six Hundred Twenty Thousand and 00/100 Dollars ($620,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **STEVEN SCHUYLER BOWMAN, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **ALAN R. WISE**, ("Grantee"), unmarried, his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being known and designated as all of Lot No. 268, TYNEWOOD ESTATES, Section Two, as shown on the plat of the same of record in Plat Book 2900, Pages 89 and 90, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more complete description of said property and being more particularly described as follows:

Beginning at a concrete monument at the southerly margin of Tynewood Drive as extended; thence easterly along the southerly margin of Tynewood Drive 275.0 feet to an iron pin in concrete; thence southeasterly around a curve 39.3 feet to a concrete monument in the westerly margin of Skymont Drive; thence southwardly along the westerly margin of Skymont Drive 365.8 feet to a concrete monument; thence westwardly 208.0 feet to a concrete monument; thence North 1 deg. 46 sec. east 412.0 feet to a concrete monument; thence south 87 deg. 10 min. east 14 feet to the point of beginning.

Also conveyed herewith is the westerly portion of Skymont Drive lying south of Tynewood Drive which was closed by order of the City of Forest Hills by Ordinance No. 86-112, which adjoins Lot No. 268 on its easterly line.

Being the same property conveyed unto STEVEN SCHUYLER BOWMAN, by virtue of a Quitclaim Deed from Susan Cosby Bowman, dated June 3, 2010, and recorded in Instrument No. 20100608-0044317 in the Register's Office for said county; for further reference to title, see deed to Steven Schuyler Bowman and Susan Cosby Bowman, of record in Instrument No. 20071002-0117155, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **1613 TYNEWOOD DRIVE, NASHVILLE, TN 37215**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2900, Pages 89 and 90, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 26th day of August, 2011.

STEVEN SCHUYLER BOWMAN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **STEVEN SCHUYLER BOWMAN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of August, 2011.

NOTARY PUBLIC

My commission expires: _____

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The actual consideration or value, whichever is greater, for this transfer is **$620,000.00** .

Alan R Wise

AFFIANT

Sworn to and subscribed to before me this 26th day of August, 2011

NOTARY PUBLIC

My commission expires: _____