BILL GARRETT, Davidson County
Trans:T20140038391 DEEDWARR
Recvd: 06/02/14 14:22 2 pgs
Fees:13.00 Taxes:181.30

20140602-0047368

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 49,000.00

Affiant

Subscribed and sworn to before me, this 27th day of May, 2014

Notary Public

My commission expires: 8.16.14

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR BLVD., STE. 100
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Vala Bokharaei Kashi	~~CASH DEAL~~	**11905019100**
9217 Sydney Ln. ~~324 LUTIE STREET~~	same	
Brentwood, TN ~~NASHVILLE, TN 37210~~ 37027	←	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

WISE MANAGEMENT, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Vala Bokharaei Kashi, unmarried

HEREINAFTER CALLED THE GRANTEES, 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. 45 ON THE PLAN OF RE-SUBDIVISION OF CERTAIN LOTS IN CUMBERLAND NURSERIES, AS OF RECORD IN PLAT BOOK 161, PAGE 139, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

SAID LOT 45 FRONTS 50 FEET ON THE NORTHERLY SIDE OF LUTIE STREET AND RUNS BACK BETWEEN PARALLEL LINES 175 FEET, MORE OR LESS, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO WISE MANAGEMENT, LLC, BY WARRANTY DEED FROM ABDOLAMIR ROSHANFAR AND FRUZ ROSHANFAR, HUSBAND AND WIFE, DATED 04/05/2011 AND RECORDED ON 04/06/2011 IN INSTRUMENT NUMBER 20110406-0026572, DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $42,500.00.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 324 LUTIE STREET, NASHVILLE, TN 37210.

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 in 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. 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/our hand(s) this 27th day of May, 2014.

WISE MANAGEMENT, LLC
BY: DAVID ASHKZARI, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DAVID ASHZARI, MEMBER OF WISE MANAGEMENT, LLC, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2014.

Notary Public

My Commission Expires: 8-16-14

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County