NEW OWNER:

WISE COACHES, INC.
1312 CENTRAL COURT
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: 15-0667

Map and Parcel: 10801006500

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150048185 DEEDWARR
Recvd: 06/17/15 11:17 5 pgs
Fees:28.00 Taxes:5550.00
20150617-0057734

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Five Hundred Thousand and 00/100 Dollars ($1,500,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DAVID G. PATTERSON, JR. (a ½ undivided interest) and ERIC LOWMAN (a ½ undivided interest)** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **WISE COACHES, INC., a Tennessee corporation,** ("Grantee"), its successors 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 located in Davidson County, Tennessee, and being **Lot No. 2** on the Plan of Elm Hill Limited, as shown on plat of record in Plat Book 5200, Page 259, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to **David G. Patterson, Jr.** by Special Warranty Deed from Hardy Management Company, a Nevada corporation f/k/a 84 Lumber Company, dated October 4, 2005, and of record in Instrument Number 20051006-0120594, in the Register's Office for Davidson County, Tennessee. David G. Patterson Jr. conveyed a one-half (1/2) undivided interest in and to subject property to **Eric Lowman,** by Quitclaim Deed dated April 22, 2013, and of record in Instrument Number 20130423-0040318, said Register's Office.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of
2831 ELM HILL PIKE, NASHVILLE, TN 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors 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 5200, Page 259, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be assumed and paid by Grantee herein.

WITNESS MY SIGNATURE hereto this 12 day of June, 2015.

DAVID G. PATTERSON, JR.

STATE OF ~~TENNESSEE~~ North Carolina

COUNTY OF Avery

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DAVID G. PATTERSON, JR.** 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 12th day of June, 2015.

Juanita T Cable
NOTARY PUBLIC

My commission expires: 1-19-16

JUANITA T CABLE
NOTARY PUBLIC
AVERY COUNTY
NORTH CAROLINA
MY COMMISSION EXPIRES JANUARY 19, 2016

WITNESS MY SIGNATURE hereto this 12th day of June, 2015.

ERIC LOWMAN

STATE OF TN

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ERIC LOWMAN**, 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 5th day of June, 2015.

NOTARY PUBLIC

My commission expires: 10/13/15

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$1,500,000.00** .

Mark R. Wise

AFFIANT

Sworn to and subscribed to before me this 12th day of June, 2015.

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My commission expires: 10/18/15