BILL GARRETT, Davidson County
Trans:T20160026839 DEEDWARR
Recvd: 04/04/16 10:02 3 pgs
Fees:18.00 Taxes:2497.50
20160404-0031562

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

27435-1A
Box #14

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Wise Management LLC<br>399 Ash Grove Drive<br>Nashville, Tennessee 37211 | New Owner | 12001016000 |

# WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **HIMANSHU PATEL AND WIFE, MANISHA PATEL**, (hereinafter referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **WISE MANAGEMENT, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 6 on the Plan of Resubdivision of Lot 2, The Oaks, of record in Plat Book 4660, Page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Himanshu Patel and wife, Manisha Patel by Warranty Deed dated January 22, 2008 from W. Lambeth Lester, Trustee of the Revocable Trust Agreement of W. Lambeth Lester dated August 24, 1994 and Patti F. Lester, Trustee of the Revocable Trust Agreement of Pattie F. Lester dated August 24, 1994 of record in Instrument No. 20080131-0009990, Register's Office for Davidson County, Tennessee.

This is improved commercial property commonly known as 1164 Murfreesboro Pike, 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 Grantee, its successors, and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the Grantors have executed this instrument this 30th day of March, 2016.

Himanshu Patel

Manisha Patel

**STATE OF** New York ]
**COUNTY OF** New York ]

**BEFORE** me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Himanshu Patel and wife, Manisha Patel, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand, at office this 29th day of March, 2016.

ANDRE J BELL
Notary Public - State of New York
NO. 01BE6326898
Qualified in New York County
My Commission Expires Jun 29, 2019

Notary Public
My Commission Expires: June 29th 2019

**STATE OF TENNESSEE** ]
**COUNTY OF DAVIDSON** ]

The actual consideration or value, whichever is greater, for this transfer is $675,000.00.

Affiant

Subscribed and sworn to before me this 30th day of March, 2016.

DANITA RAGLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 10-7-19

**EXHIBIT A**
**Permitted Encumbrances**

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Davidson County Property Taxes for the year 2016 and subsequent years, not yet due and payable. Map and Parcel 12001016000.

3. The Matters set forth in the Plan of record in Plat Book 4660, Page 133, Register's Office for Davidson County, Tennessee.

4. Sanitary Sewers and/or Storm Drainage Easement, of record in Book 4878, Page 189, said Register's Office.

5. Restrictive Covenants contained in instrument of record in Book 4870, Page 50, said Register's Office.

6. Lease between William and Pattie Lester, as Lessors, and The Lamar Corporation, as Lessee, of record in Book 7173, Page 205, said Register's Office, dated September 19, 1986.

7. Subject to the terms and provisions of any unrecorded lease agreements and the rights of tenants in possession thereunder.