Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-0653HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $637,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of July, 2016.

Notary Public
Commission Expires: 7-24-2019

BILL GARRETT, Davidson County
Trans:T20160060082 DEEDWARR
Recvd: 07/13/16 14:25 2 pgs
Fees:13.00 Taxes:2358.75
20160713-0071889

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Shaar Forero Properties, Inc. 4313 Belle Mina Lane Franklin, TN 37064	NEW OWNER	133-10-0-047.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Wise Management, LLC, a Tennessee limited liability company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shaar Forero Properties, Inc., a Tennessee Corporation

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. 3 on the Plan of K. B. Everly Subdivision, as of record in Plat Book 7900, Page 227, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Wise Management, LLC by Warranty Deed from James Roy Criswell, Dorris B. Calvin, Jr. and wife, Ruby S. Calvin, dated 7/28/10 and recorded 7/29/10 in Instrument Number 20100729-0059486, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3807 Nolensville Pike, Nashville, TN 37211.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8th day of July, 2016.

Wise Management, LLC, by and through
all of its members, and both of them, doing
business without an operating agreement

BY: David Ashkazari, Member

BY: Fabiborz Akbari, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared David Ashkazari and Fabiborz Akbari with whom I am personally acquainted (or proved to me on the basis of sastisfactory evidence), and who, upon oath, acknowledged such person to be all of the members of Wise Management, LLC, the within named bargainor, a limited liability company, and that they being all of the members of said limited liability company, without joinder of any other person or entity executed the foregoing instrument for the purpose therein contained, by personally signing their member names of Wise Management, LLC.

Witness my hand and official seal at Nashville, Tennessee this 8th day of July, 2016.

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

(Notary Seal)

Notary Public
My Commission Expires: 7-24-2019