WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160103607 DEEDWARR
Recvd: 11/23/16 09:32 2 pgs
Fees:13.00 Taxes:490.25
20161123-0123603

File No. 0002303

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ARETE, LLC	ARETE, LLC	119 13 0 264.00
(NAME)	(NAME)	
404 McIver St	2000 Mallory Ln, Suite 130-58	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37211	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Frederick Lee Wiseman and Heather Ann Wiseman, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARETE, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, 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. 8 and the East half of Lot No. 9 on the Plan of Patterson's Subdivision of Maple Hill Resubdivision of Lot Nos. 20 and 21 of the College Heights Subdivision, as of record in Plat Book 332, Page 75, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 8 and the East half of Lot No. 9 fronts together 75 feet on the North side of McIver Street and extends back Northerly between parallel lines 155 feet to a dead line.

Being the same property conveyed to Fredrick Lee Wiseman and Heather Ann Wiseman, husband and wife by Quit Claim Deed from Fredrick Lee Wiseman, an unmarried person, recorded on the 6th day of May, 2013 in Instrument No. 20130506-0045700, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fredrick Lee Wiseman, an unmarried person by Warranty Deed from Richard L. Byrd, unmarried recorded on the 30th day of July, 2001 in Instrument No. 20010730-0080201, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 404 McIver St, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 hand this 10th day of November, 2016.

Frederick Lee Wiseman

Heather Ann Wiseman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frederick Lee Wiseman and Heather Ann Wiseman, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 10th day of November, 2016.

Notary Public

My commission expires: 11-5-19

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206