THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160106418 DEEDWARR
Recvd: 12/02/16 15:47 2 pgs
Fees:13.00 Taxes:536.50
20161202-0127004

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ines Asuncion Hernandez and Wise Management, LLC 4312 Winton Drive Antioch, TN 37013	BancorpSouth Bank 5217 Maryland Way Brentwood, Tennessee 37027	163-02-0-008.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **HAMID AKBARI AND WIFE, SHAHLA SANAEI**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **INES ASUNCION HERNANDEZ AND WISE MANAGEMENT, LLC**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County Tennessee, being all of Lot No. 55, Hickory Highland Place, Phase 3, of record in Plat Book 9700, Page 798, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Hamid Akbari and wife, Shahla Sanaei, by Warranty Deed from Chris Ginn, a single man, of record on 11/15/2005, at Instrument No. 20051115-0138224, Davidson County Register of Deeds.

This is improved property known as **4312 Winton Drive, Antioch, Tennessee 37013 .**

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **29th** day of **November**, **2016**:

Hamid Akbari

Shahla Sanaei
Shahla Sanaei

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **HAMID AKBARI AND SHAHLA SANAEI**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of November, 2016:

AARON FORTNER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/7/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $145,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF NOVEMBER, 2016:

Notary Public

My Commission Expires: 5-23-18

AARON FORTNER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON