THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Davidson County DEEDWARR
Recvd: 04/28/17 15:04 3 pgs
Fees:18.00 Taxes:2867.50
20170428-0042086

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
ACSJJ, LLC 3750 Nolensville Pike Nashville, TN 37211	New Owner 6888 Walnut Hills Drive Brentwood, TN 37027	133-00-0-111.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **WISE MANAGEMENT, LLC**, a Tennessee limited liability company,hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **ACSJJ, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Windland Center of record in Plat Book 4675, Page 138, as amended in Book 4865, page 623, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point, this point being an iron pin driven at the side of a corner fence post in the northern boundary of Nolensville Road, this point being 50 feet east of the L & N Railroad property corner; thence North 85 degrees 08 minutes 06 seconds East 235.73 feet along fence line, to an iron pin in the fence; thence parallel to Nolensville Road South 41 degrees 09 minutes 25 seconds East 16.47 feet to an iron pin; thence toward Nolensville Road South 48 degrees 50 minutes 35 seconds West 190.00 feet to an iron pin in the fence line which borders Nolensville Road; thence along the northern boundary of Nolensville Road North 41 degrees 09 minutes 25 seconds West 156.00 feet to an iron pin, this being the point of beginning and containing 16,384 square feet or 1.376 acres, more or less.

Being the same property conveyed to Wise Management, LLC, by deed from Felix Adetunji, married, of record on 01/25/2017, at Instrument No. 20170125-0007978, Davidson County Register of Deeds. Fariborz Akbari and David Ashkazari were the sole members of Wise Management, LLC, a Tennessee limited liability company, which has been administratively dissolved.

This is property commonly known as 3750 Nolensville Pike, Nashville, Tennessee 37211.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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 the hands of the authorized representatives of the Grantor this **28th** day of **April, 2017**:

WISE MANAGEMENT, LLC

By: _____

Name: Fariborz Akbari

Title: Member

and

By: _____

Name: David Ashkazari

Title: Member

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Fariborz Akbari**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the **Member** of **Wise Management, LLC**, the within named bargainor, and further acknowledged that he executed the foregoing instrument in behalf of **Wise Management, LLC,** for the purposes therein contained.

Witness my hand and official seal on this the 28 day of April, 2017.

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: 5/23/18

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **David Ashkazari**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the **Member** of **Wise Management, LLC**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **Wise Management, LLC,** for the purposes therein contained.

Witness my hand and official seal on this the 29 day of April, 2017.

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $775,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2017:

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 11-6-2017

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017