Karen Y Johnson Davidson County
Batch# 161833 DEEDWARR
11/16/2018 10:09:30 AM 4 pgs
Fees: $23.00 Taxes: $1,794.50
20181116-0112972

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

31371-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Wise Management Partners ATTN: David Ashkazari 399 Ash Grove Road Nashville, TN 37211	New Owner	14707021200

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 consideration, the receipt of which is hereby acknowledged, the undersigned, **Preston H. Wright and wife, Lynda D. Wright** hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **Wise Management Partners, a Tennessee general partnership composed of David Ashkazari and Fariborz Akbari** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in DAVIDSON County, State of Tennessee, described as follows:

BEING a parcel of land situated in Nashville, Davidson County, Tennessee, said parcel being a portion of the same property conveyed to Edward Gooch, et ux, as of record in Deed Book 1810, Page 610, Register's Office for Davidson County, Tennessee, and being more particularly described by metes and bounds as follows, according to an unrecorded survey done by Dale and Associates, Inc. dated April 23, 1985:

BEGINNING at a point in the easterly margin of Nolensville Road, said point being 68 ft. North of the centerline of Higgins Street; thence, along said margin of Nolensville Road, around a curve having a central angle of 3 deg. 07 min. 18 sec., a radius of 1321.45 ft., a total distance of 72.00 feet to a point; thence, S 8 deg. 51 min. 17 sec. E, a distance of 147.51 ft. to a point; thence, S 3 deg. 11 min. 06 sec. E, a distance of 59.80 ft. to a point; thence N 87 deg. 23 min. 18 sec. W, a distance of 131.39 ft. to the POINT OF BEGINNING and containing 0.20 acres of land more or less.

BEING all of the same property conveyed to Preston H. Wright by Trustee's Deed dated April 25, 2007 from W. Warner McNeilly, III, Trustee, of record in Instrument No. 20070427-0050689, Register's Office for Davidson County, Tennessee, and further conveyed to Preston H. Wright and wife, Lynda D. Wright by Quitclaim Deed to Create Tenancy by the Entirety, dated October 14, 3013 from Preston H. Wright, of record in Instrument No. 20131127-0121644, said Register's Office.

THIS is improved property known as 4504 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 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, successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantors have executed this instrument this 15 day of November, 2018.

Preston H. Wright

Lynda D. Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Preston H. Wright and wife Lynda D. Wright, 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 15 day of November, 2018.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $485,000.00.

Affiant

Subscribed and sworn to before me this
15 day of November, 2018.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

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.

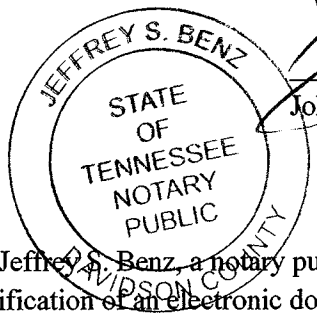
2. Taxes for the year 2019 and subsequent years, not yet due and payable. Map and Parcel 14707021200. Taxes for 2018 have assumed by the Grantee and paid at closing.

3. Sanitary Sewers and/or Storm Drainage Easement, of record in Book 5285, Page 91, Register's Office for Davidson County, Tennessee.

4. Easements for road purposes in the Deeds to Davidson County, Tennessee, of record in Book 3980, Page 175 and in Book 3980, Page 298, said Register's Office.

5. Perpetual Easement for Highway Purposes to the State of Tennessee, of record in Book 4031, Page 54, said Register's Office.

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019