BILL GARRETT, Davidson County
Trans: T20130032341 DEEDWARR
Recvd: 04/19/13 10:59 2 pgs
Fees: 13.00 Taxes: 3848.00

20130419-0039137

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,040,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: 08/23/2016
(AFFIX SEAL)

File No.: ALW-13-801

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Precision Field Services, LLC	Magna Bank	93-14-503.00
(NAME)	(NAME)	
1771 HWY 70S	6525 Quail Hollow # 513	
(ADDRESS)	(ADDRESS)	
Kingston Springs, TN 37082	Memphis, TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **JOHN HORRELL**, herein after called the Grantor, has bargained and sold, and by these presents do transfer and convey unto, **PRECISION FIELD SERVICES, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 1 and the Northerly 12 feet of Lot No. 2 on the Map of James P. Clark's Subdivision of Lot No. 92 of the Barrow Grove Property, of record in Plan Book No. 1, Page 98, Chancery Court of Davidson County, Tennessee, and described as follows:

Beginning at the Southwest corner of Fifth Avenue South (formerly Summer Street) and Ash Street, 45 feet to J. R. Sneed's Northeast corner; thence, at right angles to said Fifth Avenue South, westerly and with Sneed's northerly line 210 feet to an alley; thence, with said alley, northerly 45 feet to Ash Street; thence, with the southern margin of Ash Street, Easterly 210 feet to the beginning.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 3 and the southerly 23 feet of Lot No. 2 on the Map of James P. Clark's Subdivision of Certain lots in the Barrow Grove Plan, of record in Plat Book 1, Page 98, Chancery Court at Nashville, Tennessee, described as follows:

Said Lot No. 3 and part of Lot No. 2 fronts together 60 feet on the westerly side of Fifth Avenue South, formerly Summer Street, and runs back between parallel lines 210 feet to an alley.

Being the same property conveyed to John Horrell and wife, Gayle Horrell by separate deeds dated December 1, 2003, of record in Instrument Numbers 20031202-0172916 and 20031202-0172917, in the Register's Office for Davidson County, Tennessee. Gayle Horrell having conveyed her interest in subject property to John Horrell by Quitclaim Deed dated May 20, 2011, of record in Instrument Number 20110524-0039792, in the Register's Office for Davidson County, Tennessee.

This is commercial property and not subject to marital statutes.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 801-803 5th Avenue South, Nashville, TN 37203

(House Number) (Street) (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 GRANTEE(S), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 18th day of April, 2013.

John Horrell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Horrell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of April, 2013.

Notary Public
My Commission Expires: 08/23/2016

MANDA VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171