BILL GARRETT, Davidson County
Trans:T20130077443 DEEDWARR
Recvd: 09/06/13 12:49 2 pgs
Fees:13.00 Taxes:1047.10

20130906-0094344

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016
(AFFIX SEAL)

File No.: ALW-13-7113

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
Jimmy Cornel Humphrey Desiree L. Humphrey	USAA Federal Savings Bank	141-15-D-17.00 CO
(NAME)	(NAME)	
7113 Wynham Place	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Antonio, TX 78288-0558	
(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/WE, **PRECISION FIELD SERVICES, LLC**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JIMMY CORNEL HUMPHREY AND WIFE, DESIREE L. HUMPHREY**, 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:

Land in Davidson County, Tennessee, being Lot No. 17, PHASE I, SHEFFIELD ON THE HARPETH, as shown on plat of record in Plat Book 6900, Pages 10 and 11, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Greg Jones and wife, Belinda Jones by Warranty Deed from David L. McCracken and wife, Debra W. McCracken, dated November 18, 2004, of record in Instrument Number 20041119-0139124, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Precision Field Services, LLC by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, recorded on the 22nd day of July, 2013 in Instrument No. 20130722-0075719, in the Register's Office of Davidson County, Tennessee.

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 7113 Wynham Place, Nashville, TN 37221
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 4th day of September, 2013.

Precision Field Services, LLC

BY: _____ Manager
Steve Wilson, Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 4th day of September, 2013, before me personally appeared Steve Wilson, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Manager of Precision Field Services, LLC, the within named bargainor, a limited liability company, and that he as such Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th day of September, 2013.

_____
Notary Public
My Commission Expires: 10/15/16

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

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