BILL GARRETT, Davidson County
Trans:T20140004331 DEEDWARR
Recvd: 01/21/14 10:23 2 pgs
Fees:13.00 Taxes:1480.00

20140121-0005353

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JANUARY, 2014.

Notary Public

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

File No.: ALW-13-245

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
Justin M. Bledsoe and Sarah K. Laird	Farmington Financial Group, LLC	142-16-B-12.00CO
(NAME)	(NAME)	
2537 Blair Boulevard	2002 Richard Jones Road # 300 A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37215	
(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, **JUSTIN M. BLEDSOE AND SARAH K. LAIRD**, 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:

*husband and wife

Land in Davidson County, Tennessee, being Lot No.12, ARLINGTON GREEN, PHASE I, as shown on plat of record in Plat Book 6900, Page 399, amended in Book 7517, Page 281 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 Precision Field Services, LLC by Warranty Deed from The Estate of Jane D. Hopkins, deceased, aka Jane Dabney Hopkins, dated August 22, 2013, of record in Instrument No. 20130826-0089635, in the Register's Office of Davidson County, Tennessee.

FOR LENDER'S CHAIN OF TITLE:
Being the same property conveyed to Jack Bramlette Hopkins and wife, Jane Dabney Hopkins by Warranty Deed from Elaine M. Kay, dated September 18, 1990, of record in Book 8199, Page 128, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed from Jack B. Hopkins and Jane D. Hopkins to Jack B. and Jane D. Hopkins Revocable Living Trust by Quitclaim Deed datedApril 23, 1996, of record in Book 10063, Page 149, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed from Jack B. Hopkins and Jane D. Hopkins, Trustees of the Jack B. and Jane D. Hopkins Revocable Living Trust to Jack B. Hopkins and wife, Jane D. Hopkins, as tenants by the entirety by Quitclaim Deed dated April 8, 2004m of record in Instrument Number 20040415-0042476, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

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 245 Andover Way, 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 17th day of January, 2014.

Precision Field Services, LLC

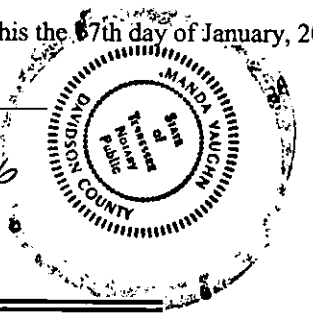
BY: _____
Steve Wilson, Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 17th day of January, 2014, 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 17th day of January, 2014.

Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016



RETURN TO:

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