WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JANUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016

(AFFIX SEAL)

File No.: AV-13-8009

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
The Marshall W. Willard 2013 Irrevocable Trust	NEW OWNER	155020A00300CO
(NAME)	(NAME)	
1097 Eden Isle Drive NE		
(ADDRESS)	(ADDRESS)	
St. Petersburg, FL 33704		
(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, **THE MARSHALL W. WILLARD 2013 IRREVOCABLE TRUST**, 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. 3, MONTCASTLE ESTATES, as shown on plat of record in Plat Book 6900, Pages 326-327, 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 by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated August 5, 2013, of record in Instrument No. 20130814-0085522, in the Register's Office of Davidson County, Tennessee. Reference is hereby made to the Substitute Trustee's Deed executed and recorded simultaneously herewith in Instrument Number 20140127-0007142, in the Register's Office for Davidson County, Tennessee, for the purpose of correcting an error in the Notary Acknowledgment of the original deed of conveyance.

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 8009 Montcastle Drive, Nashville, TN 37221
(House Number) (Street) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20140005911 DEEDWARR
Recvd: 01/27/14 10:20 2 pgs
Fees:13.00 Taxes:1276.50
20140127-0007143

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 23rd day of January, 2014.

Precision Field Services, LLC

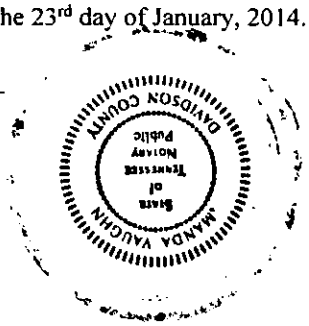
BY: Jason Wilson
Jason Wilson, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 23rd day of January, 2014, before me personally appeared Jason 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 23rd 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