BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Precision Field Services, LLC	New Owner	
(NAME) 801 5th Ave. S, Ste. 201	(NAME)	115-5-22
(ADDRESS) Nashville, TN 3720	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LORETTA KELLER BLACK, TRUSTEE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PRECISION FIELD SERVICES, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 3106, page 75, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 6564 Brownlee Dr., Nashville, TN 37205

(House Number) (Street) (P.O. Address) (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 GRANTEES 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 GRANTEES, 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.

BILL GARRETT, Davidson County
Trans:T20140031948 DEEDWARR
Recvd: 05/08/14 10:41 3 pgs
Fees:18.00 Taxes:740.00

20140508-0039409

Witness my hand this 6th day of May, 2014.

By: Loretta Keller Black, Trustee
Loretta Keller Black, Trustee

STATE OF Utah
COUNTY OF Cache

Personally appeared before me, the undersigned notary public, Loretta Keller Black with whom I am personally acquainted and who acknowledged that sh executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of Mary Galbraith Smith Revocable Trust Agreement, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 6 day of May, 2014.

Commission expires: 8/19/16

Notary Public

KIM R. WINWARD
Notary Public
State of Utah
COMMISSION # 657081
My Commission Expires August 19, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of West Meade estates, Section III, as of record in Book 3106, page 75, Register's office for said County.

Said Lot No. 144 fronts 188.66 feet on the northerly side of Brownlee Drive and runs back 313.2 feet on the easterly line and 234.25 feet on the westerly line, to a dead line in the rear, which is a broken line on which it measures 180.7 feet.

Being the same property conveyed to Roy W. Smith, Jr. and wife, Dorothy Smith and Mary Galbraith Smith, Nancy Blythe Smith and Dorothy Ellen Smith, each single by deed from Rupert W. Leslie and wife, Meredith L. Leslie of record in Book 3402, page 185, said Register's Office. The said Roy W. Smith Jr. has since died on January 5, 1968, vesting his interest in Dorothy Smith as sole surviving Tenant by the Entirety. The said Dorothy Smith a/k/a Dorothy Fisher Smith has since died intestate on May 14, 1975, leaving Mary Galbraith Smith, Nancy Blythe Smith and Dorothy Ellen Smith as her sole Heirs at Law, pursuant to an Affidavit of Heirship of record in Instrument No. 20140508-0039407, Register's Office for said County. Nancy Blythe Smith has since died intestate on December 6, 2000, leaving Mary Galbraith Smith and Dorothy Ellen Smith as her sole heirs at law pursuant to an Affidavit of Heirship of record in Instrument No. 20070326-0036264, said Register's Office. Dorothy Ellen Smith has since died intestate on October 23, 2007, leaving Mary Galbraith Smith as the sole heir at Law, pursuant to an Affidavit of Heirship of record in Instrument No. 20140508-0039408, said Register's Office.

Being the same property conveyed to Mary Galbraith Smith, Trustee of the Mary Galbraith Smith Trust Agreement Dated June 13, 2008 by Deed from Mary Galbraith Smith of record in Instrument No. 20080619-0063101, said Register's Office. Mary Galbraith Smith has since died intestate on March 25, 2014. Loretta Keller Black is appointed Successor Trustee pursuant to the terms of said Trust Agreement.