28438-8 return to: Attorneys Title Company, Inc. Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160045508 DEEDWARR
Recvd: 05/31/16 12:02 2 pgs
Fees:13.00 Taxes:1997.63
20160531-0054342

File No.: ALW-16-6421

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $539,900.00

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2016.

Anna Agee
Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan F. Schell and Kendall G. Schell	Farmington Mortgage, a division of CapStar Bank	11511003100
(NAME)	(NAME)	
6421 Brownlee Drive	2002 Richard Jones Road, Suite 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	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**, a Tennessee limited liability company herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **RYAN F. SCHELL AND KENDALL G. SCHELL, HUSBAND AND WIFE**, 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. 93 on the plan of West Meade Estates, Sec. 1 of record in Book 2663, Page 110, Register's Office for said county.

Being the same property conveyed to Linda Schenck, unmarried, by QuitClaim Deed dated November 12, 2004 from Roger W. Cox and spouse, Peggy M. Cox, of record in Instrument No.20041119-0139148, Register's Office for Davidson County, Tennessee, and further conveyed to Precision Field Services, LLC, by Warranty Deed dated September 28, 2015 from Linda Schenck, of record in Instrument No.20151005-0101348, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) The Plan of record in Plat Book 2663, Page 110, said Register's Office, and the Owner's Certificate, and any and all matters as set forth therein.

unimproved ☐
This is improved ☒ property, known as 6421 (House Number) BROWNLEE DRIVE, (Street) Nashville, TN (City or Town) 37205 (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 27th day of May, 2016.

PRECISION FIELD SERVICES, LLC

BY: Steve Wilson
ITS: Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of May, 2016, 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 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 27th day of May, 2016.

Notary Public

My Commission Expires: 7-8-2019

NICK CLEMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2019

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171