THIS INSTRUMENT PREPARED BY:

Bradley T. Bald, Esq.
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is: $90,000.00

Affiant

Subscribed and sworn to before me, this 12 day of February, 2019.

Notary Public
My Commission Expires: 10/14/19

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 196316 DEEDWARR
02/19/2019 11:40:24 AM 2 pgs
Fees: $13.00 Taxes: $333.00
20190219-0014797

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Precision Field Services, LLC 801 5th Avenue S, Suite 106 Nashville, TN 37203	New Owner	Tax Parcel ID No. 092-09-0-384.00 & 092-09-0-110.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES H. CHANDLER, JR., UNMARRIED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **PRECISION FIELD SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1 & 2, as shown on the map entitled Resubdivision of Part of Lot No. 29 of A. W. Wills Subdivision, of record in Book 4470, page 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to JAMES H. CHANDLER, JR., by deed from EMMA SPRINGS RUTLEDGE, of record in Book 4434, page 504, dated December 19, 1968, said Register's Office. Being further conveyed to NORA DICKERSON, by Final Decree Confirming Sale of record in Book 8474, page 717, dated June 17, 1991, said Register's Office. Being further conveyed to JAMES H. CHANDLER, JR., by Decree for Redemption of record in Book 8885, page 697, said Register's Office.

This is unimproved property commonly known as: **3213 & 3217 Indiana Avenue, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of February, 2019.

JAMES H. CHANDLER, JR.

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES H. CHANDLER, JR.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of February, 2019.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission Expires: 11/3/2020