This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #24356.2019-B

Karen Johnson Davidson County
Batch# 231683 DEEDWARR
05/17/2019 03:03:30 PM 4 pgs
Fees: $23.00 Taxes: $166.50
20190517-0046903

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Pennock Place, LLC c/o 935 General George Patton Rd. Nashville, TN 37221	Same	092 09 0 110.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Precision Field Services, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold and by these presents do transfer and convey unto **Pennock Place, LLC, a Tennessee limited liability company,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee and being known as Lot No. 1 on the Plan of Resubdivision of Part of Lot 29 A. W. Wills Subdivision being a resubdivision of part of Lot No. 29 on the Map of A. W. Wills Subdivision, Part of Barrow Lands and being of record in Plat Book 4470, Page 161, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Precision Field Services, LLC, A Tennessee limited liability company by Deed dated February 12, 2019 from James H. Chandler, Jr., unmarried, and being of record in Instrument Number 20190219-0014797, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2019 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantee for payment of said taxes.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Any and all notes and matters on the Plan of record in Plat Book 161, Page 107, said

Register's Office.

5. Agreement for dedication of public right of way of record in Instrument Number 20190322-0026200, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever;

AND Precision Field Services, LLC does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND Precision Field Services, LLC further covenants and binds itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This property is known as 3217 Indiana Avenue, Nashville, TN 37209.

Executed on this 16th day of May, 2019.

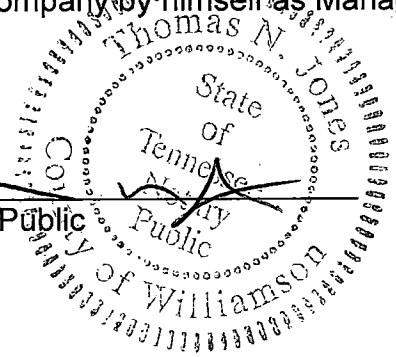
Precision Field Services, LLC

By: _____
Name: Steve Wilson
Title: Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Steve Wilson, with whom I am personally acquainted (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, by signing the name of the limited liability company by himself as Manager.

Witness my hand this 16th day of May, 2019.



_____
Notary Public

My Commission Expires: 6-30-19

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

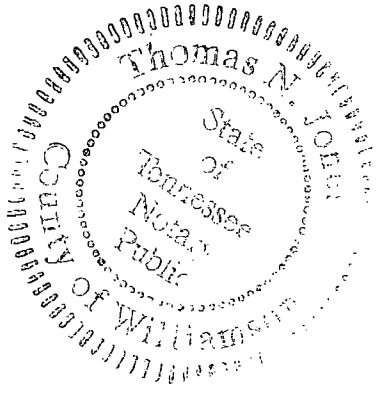
The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 16th day of May, 2019.

Notary Public

My Commission Expires: 6-30-19



I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 08/07/2022

