6

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160045481 DEEDWARR
Recvd: 05/31/16 11:44 5 pgs
Fees:28.00 Taxes:1017.50
20160531-0054316

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Curtis Groves and Faith Groves	Curtis Groves and Faith Groves	Tract I 141-41
(NAME) 159 North Berwick Lane	(NAME) 159 North Berwick Lane	Tract II 141-090.00
(ADDRESS) Franklin, TN 37069	(ADDRESS) Franklin , TN 37069	Tract III 155-13.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **As to Tract I, Jane B. Stranch and C. Dewey Branstetter, Jr. Co-Executors of the Estate of Cecil D. Branstetter and James G. Stranch, III and Jane B. Stranch and Benjamin E. Johnson and wife, Tatum H. Johnson, as to Tract II and III, Jane B. Stranch and C. Dewey Branstetter, Jr. Co-Executors of the Estate of Cecil D. Branstetter** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Curtis Groves and Faith Groves, husband and wife,** 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:

Tract I

Lying in the 35th Councilmanic District of Davidson County, TN and being a portion of a tract of land belonging to Cecil D. Branstetter as described in book 5455, page 881 (property map 141, parcel 41) at the Register's Office of Davidson County TN and being more particularly described as follows:

Beginning at an old fence corner post in the north margin of Poplar Creek Road at the southwest comer of the larger tract of which this is a part; thence leaving Poplar Creek Road and with a north line of Potter North 73 degrees 32 minutes 3,3 seconds West 506.83 feet to a 36 inch beech tree; thence on lines with Abernathy and then Branstetter and generally along a fence the following calls:

North 08 degrees 34 minutes 21 seconds East 953.57 feet,

North 07 degrees 58 minutes 12 seconds East 710.21 feet,

North 09 degrees 10 minutes 09 seconds East 376.63 feet,

North 08 degrees 50 minutes 27 seconds East 494.62 feet to an old fence corner post; thence with Brown North 08 degrees 50 minutes 27 seconds East 536.54 feet. to a point in the Harpeth River; thence with the approximate center of the Harpeth River the following calls:

North 23 degrees 05 minutes 43 seconds East 305.68 feet,

North 27 degrees 48 minutes 37 seconds East 346.55 feet,

North 44 degrees 44 minutes 16 seconds East 866.36 feet,

North 48 degrees 33 minutes 04 seconds East 1093 .62 feet,

North 76 degrees 57 minutes 47 seconds East 167.58 feet,

South 79 degrees 53 minutes 08 seconds East 185.75 feet,

South 40 degrees 48 minutes 32 seconds East 263.74 feet,

South 43 degrees 27 minutes 40 seconds East 537.31 feet,

South 50 degrees 37 minutes 32 seconds East 468.98 feet; thence leaving said river and on lines with "Sheffield" on the Harpeth subdivision the following calls:

South 47 degrees 1 1 minutes 26 seconds West (passing over an old concrete monument on south river bank) 259.55 feet to an old fence comer post,

South 71 degrees 02 minutes 32 seconds West 706.67 feet to an old fence corner post, South 64 degrees 29 minutes 51 seconds \.Vest 949.24 feet to an old fence comer post.

South 07 degrees 00 minute 24 seconds West 321.33 feet to an old fence comer post; thence on new lines through Branstetter the following calls:

South 82 degrees 12 minutes 59 seconds West 941.31 feet to a new iron rod, South 07 degrees 12 minutes 29 seconds East 978.28. feet to a new iron rod,

North 77 degrees 02 minutes 56 seconds East 85.21 feet to an old fence comer post; thence on lines with Liff and generally along a fence the following calls:

South 09 degrees 28 minutes 34 seconds West 227.27 feet,

South 08 degrees 08 minutes 32 seconds West 1647.48 feet to an old fence comer post in the north margin of Poplar Creek Road; thence with said north margin along a curve to the left with radius = 577.32 feet, length = 243.23 feet and chord = South 49 degrees 05 minutes 32 seconds West 241.43 feet to the point of beginning and containing 109.10 acres.

Being the same property in which a 1/3 undivided interest was conveyed to Cecil D. Branstetter, a 1/3 undivided interest was conveyed to Joseph L. Lackey, Jr. Trustee and a 1/3 undivided interest was conveyed to Carl Storey, Jr. and W. Douglas Maynard by deed dated February 6, 1974 from Thomas E. Watts, Jr. Administrator C.T.A. of the Estate of Mrs. Trella M. Caillouette of record in Book 4786, Page 988, Register's Office for Davidson County, Tennessee. The said Carl Storey, Jr being one and the same as Carl D. Storey, Jr., thereafter conveyed his 1/2 interest in the undivided 1/3 interest to W. Douglas Maynard by deed dated June 10, 1976 of record in Book 5035, Page 842, Register's Office. Thereafter, W. Douglas Maynard conveyed his 1/3 undivided interest to Cecil D. Branstetter by deed dated June 10, 1976 of record in Book 5035, Page 845, Register's Office. Thereafter, Joseph L. Lackey Jr. Trustee conveyed his 1/3 undivided interest to Cecil D. Branstetter by deed dated June 26, 1979 of record in Book 5455, Page 881, Register's Office. Cecil D. Branstetter thereafter conveyed a 30% undivided interest in James G. Stranch, III and Jane B. Stranch by three separate deeds recorded in Instrument No. 20081231-0124000, Instrument No. 20091231-0118909 and Instrument No. 20100319-0020814 and a 10% undivided interest in Benjamin E. Johnson and Tatum H. Johnson by deed recorded in Instrument No. 20091231-0118908. The said Cecil D. Branstetter has since died testate on May 7, 2014 and by Last Will and Testament his interest in said property was devised to his Executors, Jane B. Stranch and C. Dewey Branstetter, Jr. with full power to sell.

Tract II

Land in the 9th Civil District of Davidson County, Tennessee, described as follows: Commencing at an iron rod in the East right of way of McCrory Lane, and the West margin of Christine Presley property, said iron rod being 1480 feet North of a point opposite the center line of Russell Road, as measured along the Eastern right of way of McCrory Lane; thence with Presley North 06 degrees 06 minutes 49 seconds East 138.03 feet to an iron rod; thence South 80 degrees 11 minutes 15 seconds East 784.82 feet to an iron rod in Presley's North line, the point of beginning thence crossing Grantor with a severance line, North 42 degrees 45 minutes 50 seconds East 1268.01 feet to an iron rod; thence North 06 degrees 46 minutes 22 seconds West 222.69 feet, passing an iron rod at 15.28 feet to an iron rod in a fence line; thence South 79 degrees 06 minutes 18 seconds East 30.08 feet to a fence post in Cecil D. Branstetter' s West line; thence with Branstetter's South 06 degrees 46 minutes 22 seconds West 186.96 feet to an iron rod, thence continuing South 06 degrees 46 minutes 22 seconds West 1100.69 feet to an iron rod in Branstetter's West line, and the Northeast corner of Christine Presley's; thence with Presley's North line North 80 degrees 11 minutes 15 seconds West 776.25 feet to the point of beginning, containing 10.0007 acres, more or less, and being Tract III of a survey of the Grantor's property according to a survey by Monroe Elliott, RLS 1421, dated April 24, 1986 and revised February 17, 1988.

Being the same property conveyed to Cecil D. Branstetter by deed dated February 26, 1988 from Phillip L. Brown, Jr. of record in Book 7502, Page 515, Register's Office for Davidson County, Tennessee. The said Cecil D. Branstetter has since died testate on May 7, 2014 and by Last Will & Testament devised said property to his Executors, Jane B. Stranch and C. Dewey Branstetter, Jr with full power to sell.

Tract III

Land in the 9th Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the Plan for Division of the Joseph W. Newsom Lands as of record in Book 1, Page 25, Chancery Court at Nashville, and being Tract No. 10, of the R. N. Hutton Estate, as shown in a survey by G. Barry Greer, Surveyor, dated March 27, 1972, described as follows:

Beginning at a point in the easterly margin of McCrory Lane, said point being south 2° 49' 30" west of the southwest corner of a tract of land conveyed to Philip L. Brown, Jr., by deed of record in Book 2486, page 535, Register's Office for said county; thence north 2° 49' 30" east 177 feet to a post; thence south 82° 09' east 1546.8 feet to an iron pin; thence south 4° 08' west 313.5 feet to a point; thence south 4° 47' west 313.5 feet to an iron pin; thence north 81° 57' west 1403.1 feet to a point in the easterly margin of McCrory Lane; thence continuing with same as follows: north 10° 29' 30" west 124.3 feet, and continuing with a curve to the left, having a radius of 984.93 feet, northwestwardly 63.6 feet to the point of beginning containing 22.6 acres more or less.

Being the same property conveyed to Cecil D. Branstetter by deed dated September 4, 1991 from Christine H. Presley of record in Book 8435, Page 832, Register's Office for Davidson County, Tennessee. The said Cecil D. Branstetter has since died testate on May 7, 2014 and by Last Will and Testament devised said property to his Executors, Jane B. Stranch and C. Dewey Branstetter, Jr. with full power to sell.

unimproved ☑

This is improved ☐ property, known as 141 - Acres, Nashville, TN 37221

(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.

The Estate of Cecil D. Branstetter

Jane B. Stranch, Co-Executor

C. Dewey Branstetter, Jr. Co-Executor

James G. Stranch, III, Individually

Jane B. Stranch, Individually

Benjamin E. Johnson, Individually

Tatum H. Johnson, Individually

State of Tennessee
County of Davidson

On this 18th **day of May, 2016.** before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me **Jane B. Stranch,** the **Co-Executor of the Estate of Cecil D. Branstetter** with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and notary seal this 18th day of May, 2016.

Notary Public **I. Dyke Tatum**
My Commission Expires: 5/8/2017

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

On this 19th **day of May, 2016.** before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me **C. Dewey Branstetter, Jr.** the **Co-Executor of the Estate of Cecil D. Branstetter** with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and notary seal this 19th day of May, 2016.

Notary Public
My Commission Expires: 3/10/2019

State of Tennessee
County of Davidson

LUANN CLOTHIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

On this 23rd **day of May, 2016**, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me **James G. Stranch, III, Individually** with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and notary seal this this 23rd day of May, 2016.

Notary Public
My Commission Expires:

State of Tennessee
County of Davidson

On this 18th **day of May, 2016**, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me **Jane B. Stranch, Individually** with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and notary seal this this 18th day of May, 2016.

Notary Public **I. Dyke Tatum**
My Commission Expires: 5/8/2017

State of Tennessee
County of Davidson

On this 18th **day of May, 2016**, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me **Benjamin E. Johnson, Individually** with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and notary seal this this 18th day of May, 2016.

Notary Public **I. Dyke Tatum**
My Commission Expires: 5/8/2017

State of Tennessee
County of Davidson

On this 18th **day of May, 2016**, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me **Tatum H. Johnson, Individually** with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and notary seal this this 18th day of May, 2016.

Notary Public **I. Dyke Tatum**
My Commission Expires: 5/8/2017

File No.: 16-GO