Instrument Prepared By:

Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215

The Actual Consideration or Value, whichever is greater, for this transfer is $ -0-

Affiant Theresa L. Smith

Subscribed and sworn to before me
This 28th day of June, 2016.

Notary Public

My Commission Expires: 5/8/17

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

BILL GARRETT, Davidson County
Trans:T20160059212 DEEDQC
Recvd: 07/12/16 09:00 2 pgs
Fees:12.00 Taxes:0.00
20160712-0071051

QUITCLAIM DEED

Address New Owner:
Aaron White
1401 Cedar Lane
Nashville, TN 37212

Send Tax Bills To:
Same

Map-Parcel Numbers:
Tract I 141-41
Tract II 141-090.00
Tract III 155-13.00

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Curtis Groves and wife, Faith Groves** by these presents do hereby transfer and quitclaim and convey **a ½ undivided interest to Aaron White**, their successors and assigns, all of their rights, title, and interest in and to the following described tract of land:

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 33 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.

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.

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 Curtis Groves and Faith Groves, husband and wife by deed from Jane B. Stranch and C. Dewey Branstetter, 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 of record in Instrument No. 20160531-0054316, Register's Office for Davidson County, Tennessee.

This is improved property, **141-Acres, Nashville, TN 37221**

WITNESS my hand this 28th day of **June, 2016.**

Curtis Groves

Faith Groves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of **June, 2016**, before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Curtis Groves and Faith Groves** the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Notary Public

My Commission Expires: 5-8-17

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