This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20170017638 DEEDWARR
Recvd: 03/01/17 10:57 3 pgs
Fees:18.00 Taxes:394.05
20170301-0020142

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Keith & Karen Groves 2271 Industrial Court Greenbrier, TN 37073	Keith & Karen Groves 2271 Industrial Court Greenbrier, TN 37073	P/O 011000/005.00 P/O 011000/006.00

THIS INDENTURE, made this 28th day of February, 2017 between

William E. Brewer, a married person, William Brock Brewer, a married person & Barry A. Brewer, a married person

of Robertson County, Tennessee, hereinafter referred to as **Grantor**, and

Keith Groves and wife, Karen Groves

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Tract I:
Beginning at an iron pin (new), in the westerly margin of Greer Road, said iron pin being located from an iron pin (old), in the westerly margin of Greer Road, the southeast corner of Lot 2, of the Patricia Wood Lots, being a plat of record in Plat Book 8250, Page 305, RODCT, S 13° 57' 45" W, 193.69 feet; thence, S 11° 21' 30" W, 70.42 feet; thence, S 08° 45' 15" W, 317.15 feet, to the point of beginning, the northeast corner of this tract and continuing with the westerly margin of Greer Road, as follows: S 08° 45' 15" W, 96.80 feet, thence with a curve to the right, having a radius of 425.00 feet, an arc distance of 95.25 feet, and a chord bearing and distance of S 15° 10' 29" W, 95.05 feet; thence, S 21° 35' 43" W, 23.77 feet to an iron pin (new), in the westerly margin of Greer Road; thence with a new line, N 76° 54' 10" W, 1052.20 feet to an iron pin (new), in the easterly boundary of a tract of land which belongs to Gary F. Hahn, having a deed reference in Deed Book 7360, Page 296, RODCT; thence, N 19° 05' 47" W, 270.20 feet to an iron pin (new), in the easterly boundary of said tract of land which belongs to Gary F. Hahn; thence with a new line, S 76° 14' 58" E, 1195.86 feet, to the point of beginning, containing 5.74 acres, as surveyed by Steven B. Artz, Tennessee License No. 1708, d/b/a/ Steven B. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated June 8, 2016.

Tract II:
Beginning at an iron pin (new), in the westerly margin of Greer Road, said iron pin being located from an iron pin (old), in the westerly margin of Greer Road, the southeast corner of Lot 2, of the Patricia Wood Lots, being a plat of record in Plat Book 8250, Page 305, RODCT, S 13° 57' 45" W, 193.69 feet; thence, S 11° 21' 30" W, 70.42 feet; thence, S 08° 45' 15" W, 92.29 feet, to the point of beginning, the northeast corner of this tract and continuing, as follows: S 08° 45' 15" W, 225.86 feet to an iron pin (new), in the westerly margin of Greer Road; thence with a new line, N 76° 14' 58" W, 1195.86 feet to an iron pin (new), in the easterly boundary of a tract of land which belongs to Gary F. Hahn, having a

deed reference in Deed Book 7360, Page 296, RODCT; thence, N 19° 05' 47" W, 53.27 feet to a 12 inch maple tree, a common corner of said tract of land which belongs to Gary F. Hahn and a tract of land which belongs to Byron J. Thrasher, having a deed reference in Deed Book 4910, Page 554, RODCT; thence with the boundary of said tract of land which belongs to Byron J. Thrasher, as follows: N 79° 54' 28" E, 245.00 feet to an iron pin (new); thence, N 78° 35 '42" E, 191.06 feet to an iron pin (new), in the southerly boundary of said tract of land which belongs to Byron J. Thrasher; thence with a new line, S 76° 14' 58" E, 808.05 feet, to the point of beginning, containing 5.43 acres, as surveyed by Steven B. Artz, Tennessee License No. 1708, d/b/a/ Steven B. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated June 8, 2016.

Being the same property conveyed to William E. Brewer, a married person, William Brock Brewer, a married person, and Barry A. Brewer, a married person by Warranty Deed dated 11/8/16 from Roger Dale Wood, a single person and Patricia Darlene Wood, a single person of record in Instrument No. 20161110-0119347, Register's Office for Davidson County, Tennessee.

This is ( ) improved (X) unimproved property known as: 0 Greer Road, Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2017 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

William E. Brewer

William Brock Brewer

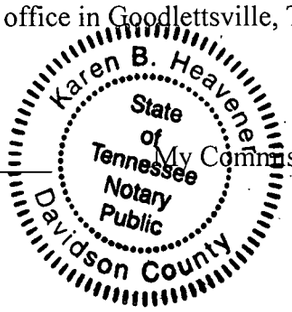
Barry A. Brewer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, William E. Brewer, William Brock Brewer & Barry A. Brewer, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 28th day of February, 2017.

Karen B. Heavener
Notary Public



My Commission Expires: 7/8/19

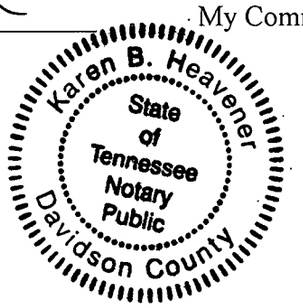
STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $106,500.00.

Affiant

Sworn to and subscribed before me, this 28th day of February, 2017.

Karen B. Heavener
Notary Public



My Commission Expires: 7/8/19