BILL GARRETT, Davidson County
Trans:T20170025172 DEEDQC
Recvd: 03/24/17 14:16 4 pgs
Fees:22.00 Taxes:0.00
20170324-0029091

THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
Suite 115, 5107 Maryland Way, TN 37027

New Owner:
Cory Groves
9681 Hwy 96
Nashville, TN 37221

Send Tax Bills To:
New Owner

Map & Parcel No:
17800000450

Preparer makes no representative warranties as to the accuracy of the information contained herein, the same having been prepared from information furnished solely by the parties hereto without benefit of a title search.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT Johnny Groves, and Cory Groves, Co-Executors of the Estate of Charles Wayne Groves, Deceased, for and in consideration of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and in connection with the distribution and closing of the Estate of Charles Wayne Groves, the decedent's Will having been duly admitted to probate in Davidson County, Tennessee, with Docket number 16P538, has bargained and sold and hereby conveys, remises, releases and forever quitclaims unto Cory Groves, his heirs and assigns, all his right, title and interest in ,and to a certain parcel of land in Davidson County, Tennessee described as follows:

See Attached Exhibit A

WITNESS my hand this 22nd day of March, 2017.

Johnny Groves, Co-Executor

Cory Groves Co-Executor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Johnny Groves, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 22 day of March, 2017.

My Commission Expires:

11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cory Groves, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 22 day of March, 2017.

My Commission Expires:

11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value whichever is greater, for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me this 22nd day of March, 2017.

My Commission Expires:

9-11-17

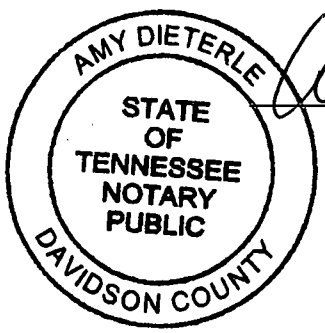


Exhibit A

BEGINNING at a stake in the right-of-way line of Highway No. 96, this corner being in the South boundary line of a lot formerly owned by Wayne Groves; thence with the right-of-way line on Highway No. 96, South 6 degrees East 200 feet to a stake; thence North 86 1/2 degrees West 502 feet to a stake in a wire fence; thence with the fence, North 15 degrees West 374 feet to a large black oak in the corner of the fence; thence with the fence and Allison's South boundary line, South 87 degrees East 310 feet to a stake with redbud pointers, also the Northwest corner of a lot formerly owned by Wayne Groves; thence with the West boundary line of said lot, South 5 degrees West 161 feet to an iron stake in the Southwest corner of said lot; thence with the South boundary of said lot, South 86 1/2 degrees East 290 feet to the beginning and containing 3.39 acres more or less.

Being the same property formerly owned by Wayne Groves and wife, Barbara Groves pursuant to the Warranty Deed of record in Book 8742 page 989 in the Register's office for Davidson County, Tennessee. Barbara Groves passed on December 30, 2006 and the entire property passed to Charles Wayne Groves by operation of law. On February 16, 2016, Charles Wayne Groves passed and the property passed entirely to Cory Groves pursuant to Charles Wayne Groves' Last Will and Testament which was admitted to the Probate Court for Davidson County, Tennessee on April 6, 2016 with the docket number 16P538.

Improved property known as: 9689 Highway 96, Nashville TN 37221