THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170025172 DEEDWARR
Recvd: 03/24/17 14:18 2 pgs
Fees:13.00 Taxes:1332.00
20170324-0029095

AMY DIETERLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF March, 2017.

Notary Public

MY COMMISSION EXPIRES: 9-11-17

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Woodbury	New Owner	MAP
9689 Highway 96		PARCEL 178-00-0-045.00
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Cory Groves**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James T. Woodbury and wife, Valerie M. Woodbury**

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:

Land in the old 9th Civil District, now the 35th Civil District of Davidson County, described as follows:

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 A/K/A Charles 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. An Executor's Quitclaim Deed is recorded in Instrument number 20170324002909 in the Register's office for Davidson County, Tennessee.

Seller never used the property as a marital residence

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **9689 Highway 96, Nashville, TN 37221.**

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.

Witness _____ hand( ) this the 22nd day of March, 2017.

Cory Groves

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cory Groves** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 22nd day of March, 2017.

My Commission expires: 11/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY