RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED

Bill Garrett Davidson County
Batch# 116615 DEEDWARR
07/16/2018 10:27:22 AM 4 pgs
Fees: $23.00 Taxes: $4,477.00

20180716-0068738

JM-WR-18-7945

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 8-20-2019 (AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Moore Homes, LLC	New Owner	
(NAME)	(NAME)	141-00-1-188.00 141-00-1-187.00 155-00-0-013.00 141-00-0-090.00 141-00-0-041.00
8145 Charlotte PK		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CURTIS GROVES AND FAITH GROVES, HUSBAND AND WIFE AND AARON WHITE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MOORE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Tract I
Map & Parcel 141000187.00
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 at a Southeast corner of the larger tract of which this is a part and at a Southwest corner of "Sheffield" on the Harpeth subdivision and in the North line of Liff; thence with the north line of Liff and generally along a fence the following calls;

South 81 degrees 29 minutes 00 second West 462.80 feet,
South 79 degrees 25 minutes 56 second West 256.09 feet,
South 77 degrees 02 minutes 56 seconds West 185.38 feet to an old fence corner post; thence on new lines through Branstetter the following calls;
South 77 degrees 02 minutes 56 seconds West 85.21 feet to a new iron rod,
North 07 degrees 12 minutes 29 seconds West 491.27 feet to a new iron rod,
North 82 degrees 12 minutes 59 seconds East 898.90 feet to a new iron rod in a West line of "Sheffield" on the Harpeth subdivision; thence with said Subdivision South 18 degrees 24 minutes 59 seconds East 456.34 feet to the point of beginning and containing 10.00 acres.

Tract II
Map & Parcel 141000188.00
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 a new iron rod which is located North 18 degrees 24 minutes 59 seconds West 456.34 feet from an old fence corner post at a Southeast corner of the larger tract of which this is apart; said fence corner post being at a Southwest corner of "Sheffield" on the Harpeth subdivision and in the North line of Liff; thence on new lines through Branstetter the following calls;

South 82 degrees 12 minutes 59 seconds West 898.90 feet to a new iron rod,
North 07 degrees 12 minutes 29 seconds West 487.01 feet to a new iron rod; thence continuing on a new line and generally along a fence North 82 degrees 12 minutes 59 seconds East 941.31 feet to an old fence corner post in a West line of "Sheffield" on the Harpeth subdivision; thence with said subdivision the following calls;

South 07 degrees 00 minute 24 seconds West 317.61 feet to an old fence corner post. South 18 degrees 24 minutes 59 seconds East 183.05 feet to the point of beginning and containing 10.00 acres.

Tract III
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 corner 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 11 minutes 26 seconds West (passing over an old concrete monument on south river bank) 259.55 feet to an old fence corner 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 West 949.24 feet to an old fence corner post. South 07 degrees 00 minute 24 seconds West 321.33 feet to an old fence corner 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 corner 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 corner 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 IV
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 V
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 degrees 49 minutes 30 seconds 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 degrees 49 minutes 30 seconds East 177 feet to a post; thence South 82 degrees 09 minutes East 1546.8 feet to an iron pin; thence South 4 degrees 08 minutes West 313.5 feet to a point; thence South 4 degrees 47 minutes West 313.5 feet to an iron pin; thence North 81 degrees 57 minutes West 1403.1 .feet, to a point in the Easterly margin of McCrory Lane; thence continuing with same as follows: North 10 degrees 29 minutes 30 degrees 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.

Tracts I & II: Being the same property conveyed to Curtis Groves, Faith Groves husband and wife, and Brian Chester by Warranty deed from Benjamin E. Johnson, Tatum H. Johnson and wife, Courtney Johnson Kihlberg and husband and Peter Kihlberg of record in Instrument No. 20160413-0035232 Register's Office for Davidson County, Tennessee, dated March 31, 2016 and recorded on April 13, 2016.

Tracts I & II: Being the same property conveyed to 1/2 Undivided interest to Aaron White by Quitclaim deed from Brian Chester of record in Instrument No. 20160712-0071050 Register's Office for Davidson County, Tennessee, dated June 28, 2016 and recorded on July 12, 2016.

Tracts III, IV & V: Being the same property conveyed to Curtis Groves and Faith Groves, husband and wife by Warranty deed from Jane B. Stranch and C. Dewey Branstetter, Jr., a 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 III) , Jane B. Stranch and C. Dewey Branstetter, Jr., Co-Executors of the Estate of Cecil D. Branstetter (as to Tract IV & V) of record in Instrument No. 20160531-0054316 Register's Office for Davidson County, Tennessee, dated May 18, 2016 and recorded on May 31, 2016.

Tracts III, IV & V: Being the same property conveyed to 1/2 undivided Interest to Aaron White by Quitclaim deed from Curtis Groves and wife Faith Groves of record in Instrument No. 20160712-0071051 Register's Office for Davidson County, Tennessee, dated June 28, 2016 and recorded on July 12, 2016.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Ingress & Egress of record in Instrument Number 20160413-0035230 (Affects Parcel 188.00), in the Register's Office for Davidson County, Tennessee.
- TVA Line Easement of record in Book 4136, Page 525 (Affects Parcel 188.00 and 187.00), in the Register's Office for Davidson County, Tennessee.
- TVA Line Easement of record in Book 4279, Page 731 (Affects Parcel 188.00 and 187.00), in the Register's Office for Davidson County, Tennessee.
- Overhead Line Easement of record in Book 7695, Page 734 (Affects Parcel 188.00 and 187.00, in the Register's Office for Davidson County, Tennessee.
- Water Line Easement of record in Instrument Number 20110526-0040420 (Affects Parcel 13.00), in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utilities District of record in Book 4817, Page 784 (Affects Parcel 090.00), in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utilities District of record in Book 5738, Page 829 (Affects Parcel 041.00), in the Register's Office for Davidson County, Tennessee.
- TVA Line Easement of record in Book 4136, Page 525 and Book 4279 Page 731 (Affects Parcel 041.00), in the Register's Office for Davidson County, Tennessee.
- Ingress & Egress Easement of record in Instrument Number 20160413-0035230 (Affects Parcel 041.00), in the Register's Office for Davidson County, Tennessee.
- Conservation Easement of record in Instrument Number 20051229-0156458 (Affects Parcel 041.00), in the Register's Office for Davidson County, Tennessee.
- Title to that portion of the property lying between the high and low water marks of the banks of Harpeth River, and rights of upper and lower riparian owners in and to said waters are excepted herefrom. (Affects parcel 04100)
- Easement to Harpeth Valley Utilities District of record in Book 5768, Page 881 (Affects Parcel 090.00, in the Register's Office for Davidson County, Tennessee.
- Overhead Line Easement of record in Book 7696, Page 873 (Affects Parcel 090.00), in the Register's Office for Davidson County, Tennessee.
- Overhead Line Easement of record in Book 7696, Page 734 (Affects Parcel 090.00), in the Register's Office for Davidson County, Tennessee.
- Greenbelt Application of record in Instrument Number 20161104-0117015 (Affects Parcel 041.00), in the Register's Office for Davidson County, Tennessee.
- Greenbelt Application of record in Instrument Number 20161104-0117016 (Affects Parcel 090.00), in the Register's Office for Davidson County, Tennessee.
- Greenbelt Application of record in Instrument Number 201611040117017 (Affects Parcel 013.00), in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **7945 River Fork Dr., Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 13th DAY OF JULY, 2018.

Curtis Groves

Faith Groves

Aaron White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 13th of July, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 13th of July, 2018.

Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 13th of July, 2018.

Notary Public
My Commission Expires: 8-20-19
(SEAL)

JONATHAN GISH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212