Karen Johnson Davidson County
Batch# 256528 DEEDQC
07/12/2019 02:52:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20190712-0068412

This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064
Attn: Traci Howard

This instrument was prepared by information provided by the parties with no title examination being made and the parties hereto hold Thomas N. Jones, Attorney, harmless from any and all liability in connection herewith.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NO.:
Johnny Wayne Groves Kimberly Ann Groves 9695 New Highway 96 Nashville, TN 37221	Same	178-00-0-045.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, We, **James T. Woodbury, and wife, Valarie M. Woodbury and Johnny Wayne Groves (being one and the same as Johnny W. Groves),** (hereinafter being the "Grantors"), by these presents do hereby quitclaim and convey unto **Johnny Wayne Groves and Kimberly Ann Groves, a married couple,** their heirs and assigns, (hereinafter being refer to as the "Grantee"), all of our right, title and interest in and to the following:

BEING A CERTAIN PARCEL OR TRACT OF LAND LYING IN THE OLD 9TH CIVIL DISTRICT, NOW THE 35TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING THE PROPERTY CONVEYED TO JOHNNY & KIMBERLY GROVES BY DEED OF RECORD IN INSTRUMENT NUMBER DB-00008366 0000728 AND QC-20170725 0074886, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.), AND PORTION ACQUIRED BY AGREED LAND TRANSFER BETWEEN GROVES AND WOODBURY; SAID PROPERTY BEING BOUNDED ON THE SOUTH BY MCGAVOCK, DB-00009067 0000290, WELLS, PL-20041005 0119534 AND GROVES (CHARLES, CANDACY), DB-20010507 0046733, ON THE WEST AND NORTH BY MITCHELL, DB-00008366 0000728, ON THE EAST BY WOODBURY, DB-20170324 0029095, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.), AND THE WEST RIGHT OF WAY OF HIGHWAY 96; SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ½" IRON ROD (OLD) IN THE WEST RIGHT OF WAY OF HIGHWAY 96 BEING THE NORTHEAST CORNER OF WOODBURY, DB-20170324 0029095, AND THE EAST-SOUTHEAST CORNER OF SAID HEREIN-DESCRIBED TRACT;

THENCE, LEAVING HIGHWAY 96 WITH THE NORTH LINE OF WOODBURY, NORTH 83°00'17" WEST, PASSING THROUGH AN OLD FOUND PIPE ½" AT A DISTANCE OF 288.49 FOR A TOTAL DISTANCE OF 530.87' TO AN IRON ROD (SET) IN THE OLD WEST LINE (NOW ABANDONED) OF WOODBURY, BEING THE NEW NORTHWEST CORNER OF WOODBURY, AND A NORTHEAST CORNER OF SAID HEREIN-DESCRIBED TRACT;

THENCE, WITH THE NEW LINE SOUTH 24°54'13" WEST, FOR A DISTANCE OF 290.66' TO AN IRON ROD (SET), SAID IRON ROD BEING A NORTHWEST CORNER OF GROVES (CHARLES & CANDACY), AND NEW SOUTHWEST CORNER OF WOODBURY, AND AN EAST CORNER OF SAID HEREIN-DESCRIBED TRACT;

THENCE, WITH GROVES (CHARLES & CANDACY) NORTH LINE NORTH 87°55'33" WEST, FOR A DISTANCE OF 196.36' TO AN IRON ROD (OLD) WITH CAP, BEING THE NORTHWEST CORNER OF GROVES (CHARLES & CANDACY), AND AN EAST CORNER OF SAID HEREIN-DESCRIBED TRACT; THENCE, WITH GROVES (CHARLES & CANDACY) WEST LINE SOUTH 04°25'44" WEST, FOR A DISTANCE OF 406.79' TO AN FOUND IRON ROD (OLD) WITH CAP, SAID IRON ROD BEING THE SOUTHWEST CORNER OF GROVES (CHARLES & CANDACY), A NORTH CORNER OF WELLS, AND THE SOUTHEAST CORNER OF SAID HEREIN-DESCRIBED TRACT;

THENCE, LEAVING THE GROVES (CHARLES & CANDACY) LINE AND WITH WELLS NORTH LINE, SOUTH 57°29'57" WEST, FOR A DISTANCE OF 91.73' TO A FOUND IRON ROD (OLD) WITH CAP. THENCE, CONTINUING WITH WELLS NORTH LINE AND WITH MCGAVOCK'S NORTH LINE, SOUTH 69°22'32" WEST, FOR A DISTANCE OF 529.21' TO AN IRON ROD (SET), SAID IRON ROD BEING THE SOUTHWEST CORNER OF MCGAVOCK AND BEING THE SOUTHWEST CORNER OF SAID HEREIN-DESCRIBED TRACT;

THENCE, LEAVING MCGAVOCK'S LINE AND WITH MITCHELL'S EAST LINE NORTH 06°31'42" EAST, FOR A DISTANCE OF 1407.23'TO A PLANTED STONE FOUND, SAID STONE BEING A COMMON CORNER WITH MITCHELL AND THE NORTHWEST CORNER OF SAID HEREIN-DESCRIBED TRACT; THENCE CONTINUING WITH MITCHELL'S LINE SOUTH 62°16'00" EAST, FOR A DISTANCE OF 732.48' TO AN IRON ROD (OLD); THENCE SOUTH 86°23'56" EAST, FOR A DISTANCE OF 87.38' TO A 36" OAK TREE; THENCE SOUTH 84°41'05" EAST, FOR A DISTANCE OF 299.84' TO AN IRON ROD (OLD) CAP #1698; THENCE SOUTH 83°03'16" EAST, FOR A DISTANCE OF 248.63' TO AN ½" IRON ROD (OLD) IN THE WEST RIGHT OF WAY OF HIGHWAY 96, SAID IRON ROD BEING THE NORTH EAST CORNER OF SAID HEREIN-DESCRIBED TRACT.

THENCE, WITH SAID WEST RIGHT OF WAY SOUTH 03°06'27" EAST, FOR A DISTANCE OF 161.00 TO THE POINT OF BEGINNING AND CONTAINING 18.72 ACRES (815,396.45 SQUARE FEET), MORE OR LESS, ACCORDING TO A SURVEY BY WILSON & ASSOCIATES ON MAY 11, 2019.

Being a portion of the property conveyed to James T. Woodbury and wife, Valerie M. Woodbury by Warranty Deed dated March 22, 2017 from Cory Groves and being of record as instrument number 20170324-0029095, and by Quitclaim Deed dated March 22, 2017 from Johnny Groves and being of record as instrument number 20170324-0029093, Register's Office of Davidson County, Tennessee. and being a portion of the property conveyed to Johnny Wayne Groves and Kimberly Ann Groves by Quitclaim Deed from Johnny Wayne Groves, dated July 7, 2017, and being filed of record as instrument # 20170725-0074886, Register's Office of Davidson County, Tennessee, and a portion of the property conveyed to Johnny Groves by Quitclaim Deed from Johnny Groves and Cory Groves, Co-Executors of the Estate of Wayne Groves, dated March 22, 2017, and being recorded as instrument # 20170324-0029092, Register's Office of Davidson County, Tennessee. And being the same property conveyed to Johnny W. Groves and Lorie Groves by Deed from the Heirs of Olivia Beard by Deed of record in Book 8366, Page 728, and by Deed from Lorie Groves to Johnny Groves of record in Book 8749, Page 518 Register's Office of Davidson County, Tennessee.

This is improved property to be known as: 9695 Highway 96, Nashville, Davidson County, Tennessee 37221

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The purpose of this deed is being to exchange a portion of Grantor's property with Grantee. The said Grantee is simultaneously executing like deed for the purpose of transferring a portion of their property to the said Grantor. A copy of the survey depicting the property exchange is attached hereto as Exhibit A.

WITNESS OUR HANDS this 9th day of July, 2019, Franklin, Tennessee.

GRANTORS:

James T. Woodbury

Valerie M. Woodbury

Johnny Wayne Groves

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for said State & County, JAMES T. WOODBURY and VALERIE M. WOODBURY, the within named Bargainors with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness our hands this 9th day of July 2019, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 6-10-23

INTL INTL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness our hands this 9th day of July 2019, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 6-10-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for the transfer is $0.00.

AFFIANT

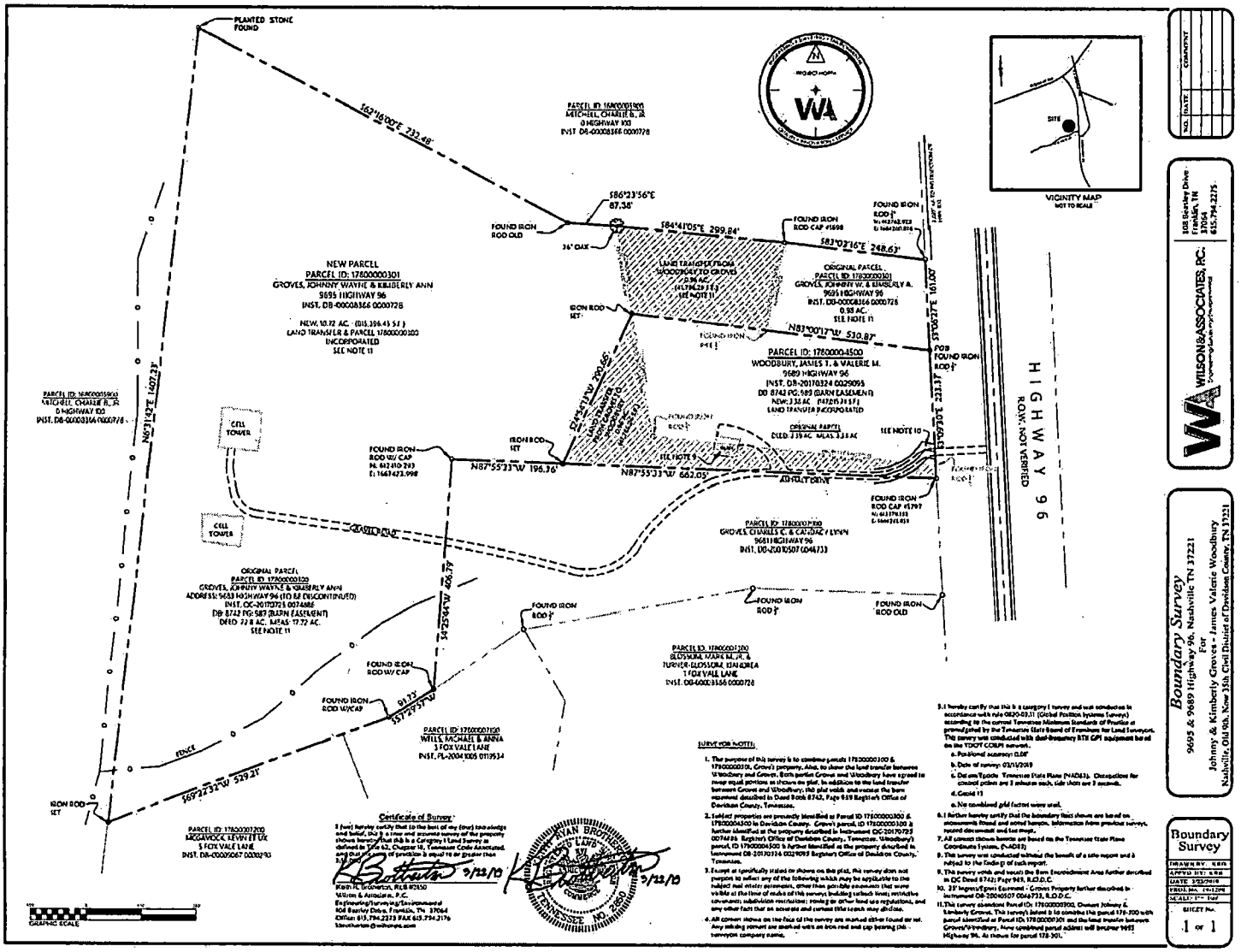
Sworn and subscribed before me this 9th day of July, 2019

NOTARY PUBLIC

My Commission Expires: 6/10/23

INTL INTL

Exhibit "A"



Certificate of Survey

I (we) hereby certify that to the best of my (our) knowledge and belief, this is a true and accurate survey of the property shown hereon that this is a Category 1 Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is equal to or greater than 1:10,000.

Kevin M. Brownton, RLS #2350
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Stanley Drive, Franklin, TN 37064
Office: 615.794.2275 FAX: 615.794.2176
kbrownton@wilsonpc.com

5/22/19

STATE OF TENNESSEE
KEVIN M. BROWNTON
2350
REGISTERED LAND SURVEYOR

5/22/19

SURVEYOR NOTES:

1. The purpose of this survey is to combine parcels 178000003.00 & 178000003.01, Grove's property. Also, to show the land transfer between Woodbury and Groves. Both parties Grove and Woodbury have agreed to swap equal portions as shown on plat. In addition to the land transfer between Groves and Woodbury, this plat voids and vacates the barn easement described in Deed Book 8742, Page 589 Register's Office of Davidson County, Tennessee.
2. Subject properties are presently identified as Parcel ID 178000003.00 & 178000003.00 in Davidson County. Grove's parcel, ID 178000003.00 is further identified as the property described in Instrument DC-20170725 0074886 Register's Office of Davidson County, Tennessee. Woodbury's parcel, ID 178000004.500 is further identified as the property described in Instrument DB-20170324 0029095 Register's Office of Davidson County, Tennessee.
3. Except as specifically stated or shown on the plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of make of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations, and any other facts that an accurate and current title search may disclose.
4. All corners shown on the face of the survey are marked either found or set. Any missing corners are marked with an iron rod and cap bearing the surveyor's company name.
5. I hereby certify that this is a category I survey and was conducted in accordance with rule 0820-03-.03 (United Position Systems Surveys) according to the current Tennessee Minimum Standards of Practice as promulgated by the Tennessee State Board of Examiners for Land Surveyors. This survey was conducted with dual-frequency RTK GPS equipment based on the TDOT CORS network.
   a. Positional accuracy: 0.08'
   b. Date of survey: 03/11/2019
   c. Datum/Epoch: Tennessee State Plane (NAD83). Occupations for control points are 3 minutes each, tide shots are 3 seconds.
   d. Geoid 12
   e. No combined grid factor were used.
6. I further hereby certify that the boundary lines shown are based on monuments found and noted hereon, information from previous surveys, record documents and lot maps.
7. All corners shown hereon are based on the Tennessee State Plane Coordinate System, (NAD83).
8. This survey was conducted without the benefit of a title report and is subject to the findings of such report.
9. This survey visits and tracts the Barn Encroachment Area further described in QC Deed 8742; Page 969, R.O.D.C.
10. 25' Ingress/Egress Easement - Groves Property further described in Instrument DB-20060607 0066733, R.O.D.C.
11. This survey abandons Parcel IDs 178000003.00, Groves' Johnny & Kimberly Groves. This survey's intent is to combine the parcel 178.300 with parcel identified as Parcel ID: 178.00000301 and the land transfer between Groves/Woodbury. New combined parcel address will become 9695 Highway 96. As shown for parcel 178.301.

NO.	DATE	COMMENT

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental
108 Stanley Drive
Franklin, TN
37064
615.794.2275

Boundary Survey
9695 & 9689 Highway 96, Nashville TN 37221
For
Johnny & Kimberly Groves - James Valerie Woodbury
Nashville, Old 9th, New 35th Civil District of Davidson County, TN 37221

Boundary Survey

DRAWN BY:	KBB
APPVD BY:	KBB
DATE:	05/22/19
PROJ. NO.	19-1298
SCALE:	1" = 1'-0"
SHEET No.	1 of 1

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 08/07/2022

