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

Karen Johnson Davidson County
Batch# 256528 DEEDQC
07/12/2019 02:52:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20190712-0068413

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.:
James T. Woodbury Valerie M. Woodbury 9689 Highway 96 Nashville, TN 37221	Same	Portion of 178-00-0-003.00

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, **Johnny Wayne Groves and Kimberly Ann Groves, a married couple** (hereinafter being the "Grantor"), by these presents do hereby quitclaim and convey unto **James T. Woodbury, and wife, Valarie M. Woodbury,** 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 JAMES T. & VALERIE M. WOODBURY BY DEED OF RECORD IN INSTRUMENT DB-20170324 0029095, 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 GROVES (CHARLES, CANDACY), DB-20010507 0046733, ON THE WEST AND NORTH BY GROVES (JOHNNY & KIMBERLY), DB -00008366 0000728, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.), AND ON THE EAST BY 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 SAID HEREIN-DESCRIBED TRACT;

THENCE, WITH SAID WEST RIGHT OF WAY, SOUTH 03°09'30" EAST, PASSING THROUGH A FOUND ½" IRON ROD AT A DISTANCE OF 200.10', SAID IRON ROD BEING WOODBURY'S OLD SOUTHEAST CORNER, FOR A TOTAL DISTANCE OF 223.37' TO AN IRON ROD (OLD) WITH CAP #1797, SAID IRON ROD BEING THE NORTHEAST CORNER OF GROVES (CHARLES & CANDACY), AND BEING THE NEW SOUTHEAST CORNER OF SAID HEREIN-DESCRIBED TRACT;

THENCE, LEAVING THE RIGHT OF WAY OF HIGHWAY 96 WITH THE NORTH LINE OF GROVES (CHARLES & CANDACY), NORTH 87°55'33" WEST, FOR A DISTANCE OF 662.05' TO AN IRON ROD (SET), BEING A NEW EAST CORNER OF GROVES (JOHNNY & KIMBERLY), AND THE NEW SOUTHWEST CORNER OF SAID HEREIN-DESCRIBED TRACT;

THENCE, WITH NEW LINE NORTH 24°54'13" EAST, FOR A DISTANCE OF 290.66' TO AN IRON ROD (SET), SAID IRON ROD BEING A NEW NORTHEAST CORNER OF GROVES (JOHNNY & KIMBERLY), AND THE NEW NORTHWEST CORNER OF SAID HEREIN-DESCRIBED TRACT;

THENCE, WITH NEW LINE SOUTH 83°00'17" EAST, PASSING THROUGH A ½" IRON ROD (OLD) AT A DISTANCE OF 242.38', SAID IRON ROD BEING AN OLD COMMON CORNER OF GROVES (JOHNNY & KIMBERLY) AND WOODBURY, FOR A TOTAL DISTANCE OF 530.87'TO THE POINT OF BEGINNING AND CONTAINING 3.38 ACRES (147,015.71 SQUARE FEET), MORE OR LESS, ACCORDING TO A SURVEY BY WILSON & ASSOCIATES ON MAY 11, 2019.

Being a portion of the property conveyed to Johnny Wayne Groves and Kimberly Ann Groves, a married couple, by Quitclaim Deed dated July 7th, 2017 from Johnny Wayne Groves and being of record as instrument number 2017025-0074886, and a portion of the property conveyed to Johnny Groves by Quitclaim Deed dated March 22, 2017 from Johnny Groves and Cory Groves, co-Executors of the Estate of Charles Wayne Groves and being of record as instrument number 20170324-0029092, Register's Office

instrument number 20170324-0029092, Register's Office of Davidson County, Tennessee. And, 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.

This is improved property known as: 9689 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:

Johnny Wayne Groves

Kimberly Ann Groves

INTL INTL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for said State & County, JOHNNY WAYNE GROVES and KIMBERLY ANN GROVES, 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 9 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

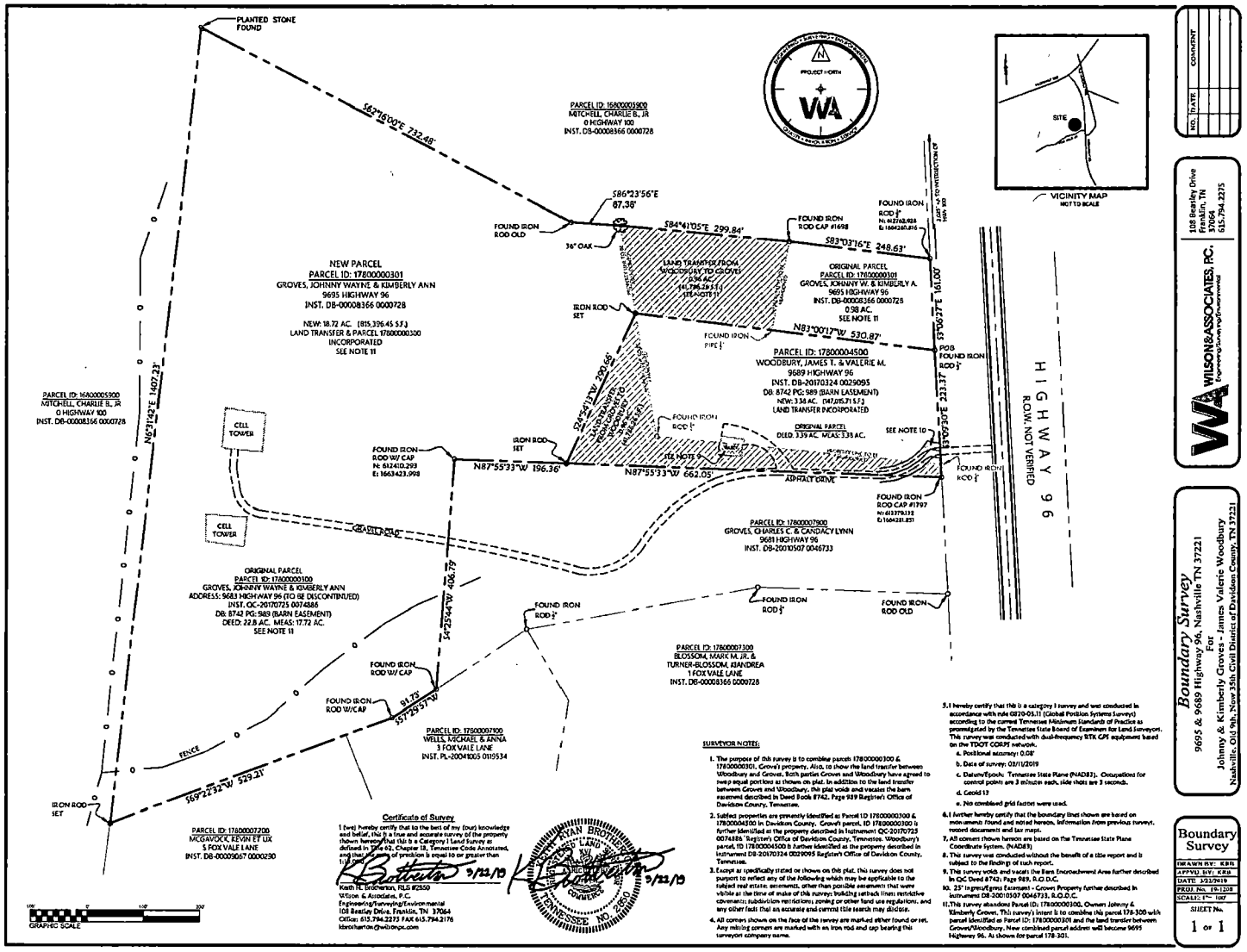
Sworn and subscribed before me this 9 day of July, 2019.

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 I Land Survey as defined in TCA 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is equal to or greater than 1:10,000.

Keith R. Brotherton, RLS #2550
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive, Franklin, TN 37064
Office: 615.794.2273 FAX 615.794.2176
kbrotherton@wilsonpc.com

5/22/19

KEITH RYAN BROTHERTON — 2550 — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE

5/22/19

SURVEYOR NOTES:

1. The purpose of this survey is to combine parcels 17800000300 & 17800000301, Grove's property. Also, to show the land transfer between Woodbury and Groves. Both parties Groves and Woodbury have agreed to swap equal portions as shown on plat. In addition to the land transfer between Groves and Woodbury, the plat voids and vacates the barn easement described in Deed Book 8742, Page 989 Register's Office of Davidson County, Tennessee.
2. Subject properties are presently identified as Parcel ID 17800000300 & 17800004500 in Davidson County, Grove's parcel, ID 17800000300 is further identified as the property described in Instrument QC-20170725 0074886 'Register's Office of Davidson County, Tennessee. Woodbury's parcel, ID 17800004500 is further identified as the property described in Instrument DB-20170324 0025095 Register's Office of Davidson County, Tennessee.
3. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easement, 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 surveyors company name.
5. I hereby certify that this is a category I survey and was conducted in accordance with rule 0820-03.11 (Global 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 CORPS network.
   a. Positional accuracy: 0.08'
   b. Date of survey: 02/11/2019
   c. Datum/Epoch: Tennessee State Plane (NAD83). Occupations for control points are 3 minutes each, side 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 tax 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 voids and vacats the Barn Encroachment Area further described in QC Deed 8742, Page 989, R.O.D.C.
10. 25' Ingress/Egress Easement - Groves Property further described in Instrument DB-20010507 0046733, R.O.D.C.
11. This survey abandons Parcel ID: 17800000300, Owners Johnny & Kimberly Groves. This survey's intent is to combine this parcel 178-300 with parcel identified as Parcel ID: 17800000301 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 Beasley Drive
Franklin, TN
37064
615.794.2273

Boundary Survey

9695 & 9689 Highway 96, Nashville TN 37221
For:
Johnny & Kimberly Groves - James Valerie Woodbury
Nashville, Old 9th, New 25th Civil District of Davidson County, TN 37221

Boundary Survey	
DRAWN BY:	KRB
APPVD. BY:	KRB
DATE:	5/21/2019
PROJ. No.	19-1208
SCALE:	1" = 100'
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

