THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 380529 DEEDWARR
04/01/2020 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20200401-0034995

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
James Thomas Woodbury and Valerie Mohler Woodbury, Trustees of The Woodbury Family Revocable Trust dated August 14, 2019 9681 Highway Tennessee 96 Nashville, TN 37221	CMG Mortgage, Inc. 3160 Crow Canyon Road, suite 400 San Ramon, CA 94583	178-00-0-079

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Charles Cory Groves and Candacy Lynn Groves A/K/ A Kandacy L. Groves**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **James Thomas Woodbury and Valerie Mohler Woodbury, Trustees of The Woodbury Family Revocable Trust dated August 14, 2019**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

A tract of land located in the Ninth Civil District of Davidson County, Tennessee and being generally bounded on the north by Wayne Groves, on the east by State Highway 96 on the south by the Raymond Rector property and the Edmond McCrickard property and on the west by the Wayne Groves property and being described according to a survey dated March 9, 2001 and prepared by Kevin L. Birdwell, R.L.S., 1797, 4060 Carters Creek Pike, Franklin, TN 37064, telephone (615) 791-0980 and being more particularly described as follows:
Beginning at an iron pin set in the west right-of-way line of State Highway 96, a 220 foot wide right-of-way, said pin being the northeast corner of the Raymond Rector property of record in Deed Book 9906, Page 811, R.O.D.C., Tennessee and being the southeast corner of the herein described tract of land and proceeding as follows:
1. Leaving the west right-of-way line of State Highway 96 and with the north line of the Rector property, S87°36'00"W, 334.28 feet to an iron pin found; thence
2. Continuing with the north line of the Rector property, S74°58'29"W, 412.40 feet to an iron pin found at the northeast corner of the Edmond McCrickard property of record in Deed Book 10041, Page 577, R.O.D.C., Tennessee; thence
3. With the north line of the McCrickard property, S52°51'31"W, 192.00 feet to an iron pin set, said pin being the southwest corner of the herein described tract of land; thence
4. Leaving the north line of the McCrickard property and with a new line of division thru the lands of the Wayne Groves, Et Ux property of record in Deed Book 8364, Page 259, R.O.D.C., Tennessee, N0°00'00"E, 406.85 feet to an iron pin set; thence
5. Continuing with said new line of division, N87°41'52"E, 859.04 feet to an iron pin set in the west right-of-way line of State Highway 96; thence
6. With said west right-of-way line, S7°31'02"E, 206.29 feet to the point of beginning and containing 220,082 square feet or 5.05 acres more or less.

A 25 foot wide Ingress—Egress easement located on a tract of land in the Ninth Civil District of Davidson County, Tennessee and being described according to a survey dated March 9, 2001 and prepared by Kevin L. Birdwell, R.L.S., 1797, 4060 Carters Creek Pike, Franklin, TN 37064, telephone (615) 791-0980 and being more particularly described as follows:
Commencing at an iron pin set in the west right-of-way line of State Highway 96, a 220 foot wide right-of-way, said pin being the northeast corner of the Raymond Rector property of record in Deed Book 9906, Page 811, R.O.D.C., Tennessee and being the southeast corner of Tract One of the Wayne Groves property and proceeding as follows:
With said west right-of—way line, N7°31'02"W, passing an iron pin set at the northeast corner of Tract One at a distance 206.29 feet and a total distance of 253.16 feet to the point of beginning of the herein described easement:
With the centerline of a 25 foot wide Ingress-Egress Easement which lies 12.5 feet on either side of the following described lines:

1. Leaving the west right-of—way line of State Highway 96 and with the centerline of an existing gravel driveway, N82°10'28"W, 17.28 feet to a point; thence
2. Continuing with said gravel driveway, 104.70 feet along the arc of a curve to the right that has a radius of 112.21 feet to a point in the north line of Tract One of the Wayne Groves property, said curve has a chord bearing and distance of S58°11'31"W, 100.95 feet; thence 3. Continuing with the centerline of said gravel driveway and the north line of Tract One, S87°41'52"W, 139.21 feet to the westerly terminus of the herein described easement.

Being the same property conveyed to Charles Cory Groves and Candacy Lynn Groves, by Warranty Deed from Charles Wayne Groves and wife Barbara Groves, of record on May 7, 2001, at Instrument No. 20010507-0046733, Davidson County Register of Deeds.

This property is commonly known as 9681 Highway Tennessee 96, Nashville, TN 37221.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 30 **day of March, 2020:**

Charles Cory Groves

Kandacy Lynn 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 **Charles Cory Groves** and **Kandacy Lynn Groves,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of March, 2020.

Notary Public

My Commission Expires: 6-13-2022

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$340,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 30 DAY OF March, 2020:

Notary Public

My Commission Expires: 7-17-22

202004010034995

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

