Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Charlie B. Mitchell, Jr. **5115 Maryland Way, Suite 102** **Brentwood, TN 37027**	**Map/Parcel No.** **178-00-0-003.01**	**Charlie B. Mitchell, Jr.** **5115 Maryland Way, Suite 102** **Brentwood, TN 37027**
This instrument prepared by: Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **JOHNNY WAYNE GROVES and KIMBERLY ANN GROVES, a married couple** (collectively the "Grantors"), have bargained and sold, and by these presents do transfer and convey to **CHARLIE B. MITCHELL, JR.** (the "Grantee"), Grantee's heirs and assigns, certain property located in Davidson County, Tennessee being more particularly described on EXHIBIT A attached hereto and incorporated herein by reference, together with all buildings, structures, fixtures and other improvements thereon, and all rights, interests, privileges and easements appurtenant thereto (the "Property").

This conveyance of the Property is made subject to those matters shown on EXHIBIT B attached hereto and incorporated herein by reference (the "Permitted Exceptions").

This is improved property located and known as **9695 Highway 96, Nashville, Tennessee 37221.**

Karen Johnson Davidson County
Batch# 611299 **DEEDWARR**
04/09/2021 11:24:22 AM 6 pgs
Fees: $33.00 Taxes: $925.00

20210409-0047442

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me this 6th day of April, 2021.

Notary Public

My Commission Expires: 2/27/2022

DOLORES HUFF ROE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
Commission Expires AUG. 27, 2022

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed in the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth herein as shown in EXHIBIT B attached hereto.

Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed this 8th day of April, 2021.

Johnny Wayne Groves

Kimberly Ann Groves

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Johnny Wayne Groves**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office in Nashville, Tennessee, this the 6th day April, 2021.

Notary Public

My Commission Expires:
8/27/2022

DOLORES HUFF ROE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires AUG. 27, 2022

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Kimberly Ann Groves**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office in Nashville, Tennessee, this the 6th day April, 2021.

Dolores Huff Roe
Notary Public

My Commission Expires:
8/27/2022

DOLORES HUFF ROE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires AUG. 27, 2022

EXHIBIT A

(Legal Description)

BEING A CERTAIN PARCEL OR TRACT OF LAND LYING IN THE OLD 9TH CIVIL DISTRICT, NOW THE 35TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, 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 W 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 '/2" 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 the same property conveyed to Johnny Wayne Groves and Kimberly Ann Groves, a married couple, by Quitclaim Deed from James T. Woodbury and wife, Valerie M. Woodbury and Johnny Wayne Groves (a/k/a Johnny W. Groves) of record in Instrument No. 20190712-0068412, dated July 9, 2019, said Register's Office.

EXHIBIT B

(Permitted Exceptions)

1. Real estate taxes for 2021, prorated at closing and assumed by Grantee.

2. Subject to "roll-back taxes" for the statutory period if the land is converted to a use other than those stipulated in the provisions of Tennessee Code Annotated sections 67-5-1001 et. seq.

3. Electrical Permit of record in Book 9591, page 601, said Register's Office.

4. Instrument to Establish Boundary of record in Book 9892, page 767, said Register's Office.

5. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from Charles Wayne Groves et ux Barbara S., to Sprint Spectrum, L.P., a Delaware limited partnership d/b/a Sprint Telecommunications Venture, of record in Book 10327, page 278, as re-recorded in Book 10344, page 89, and further extended in Instrument No. 20130605-0057085, said Register's Office.

6. Easement(s) as set out in the Warranty Deed of record in Instrument No. 20010507-0046733, said Register's Office.

7. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from Charles Wayne Groves and Barbara Groves to BellSouth Mobility LLC, a Georgia limited liability company, d/b/a Cingular Wireless , of record in Instrument No. 20011024-0116062, as amended by Instrument No. 20020507-0055621, Instrument No. 20020812-0097456, Instrument No. 20110628-0049439, as further assigned in Instrument No. 20180410-0033889, said Register's Office.

8. Access, Use and Utility Easement Agreement of record in Instrument No. 20011024-0116063, as amended by Instrument No. 20020812-0097457, said Register's Office.

9. Grant of Easement of record in Instrument No. 20071024-0125770, said Register's Office.

10. Grant of Access and Utility Easement of record in Instrument No. 20071206-0141211, said Register's Office.

11. Access Easement of record in Instrument No. 20170324-0029094, said Register's Office.

12. Grant of Easement of record in Instrument No. 20180410-0033888, said Register's Office.

13. Application for Greenbelt Assessment of record in Instrument No. 20200127-0009725, said Register's Office.