Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Charlie B. Mitchell, Jr. **5115 Maryland Way, Suite 102** **Brentwood, TN 37027**	**Map/Parcel Nos.** **178-00-0-045.00** **178-00-0-079.00**	**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, **JAMES THOMAS WOODBURY a/k/a JAMES T. WOODBURY, and VALERIE MOHLER WOODBURY, a/k/a VALERIE M. WOODBURY, CO-TRUSTEES OF THE WOODBURY FAMILY REVOCABLE TRUST DATED AUGUST 14, 2019** (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 **9681 and 9689 Highway 96, Nashville, Tennessee 37221.**

Karen Johnson Davidson County
Batch# 640003 **DEEDWARR**
05/19/2021 11:26:20 AM 7 pgs
Fees: $38.00 Taxes: $3,515.00

20210519-0067819

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $950,000.00

Affiant

Subscribed and sworn to before me this 18th day of May, 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

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 18th day of May, 2021.

James Thomas Woodbury, a/k/a James T. Woodbury,
Co-Trustee of The Woodbury Family Revocable Trust
dated August 14, 2019

Valerie Mohler Woodbury, a/k/a Valerie M. Woodbury,
Co-Trustee of The Woodbury Family Revocable Trust
dated August 14, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **James Thomas Woodbury, a/k/a James T. Woodbury**, the within bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is a Co-Trustee of The Woodbury Family Revocable Trust dated August 14, 2019, and that she executed the foregoing instrument for the purposes therein contained under authority granted to her as said Co-Trustee.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 18th day May, 2021.

Dolores Huff Roe
Notary Public

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

My Commission Expires:
8/27/2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Valerie Mohler Woodbury, a/k/a Valerie M. Woodbury**, the within bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is a Co-Trustee of The Woodbury Family Revocable Trust dated August 14, 2019, and that she executed the foregoing instrument for the purposes therein contained under authority granted to her as said Co-Trustee.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 18th day May, 2021.

Dolores Huff Roe
Notary Public

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

My Commission Expires:
8/27/2022

EXHIBIT A

(Legal Description)

TRACT 1: **178-00-0-045.00 (9689 Highway 96)**

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 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 1/2" 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 'A" 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 the same property conveyed to JAMES T. WOODBURY and wife, VALARIE M. WOODBURY, a/k/a, VALARIE MOHLER WOODBURY, by Quitclaim Deed from JOHNNY WAYNE GROVES and KIMBERLY ANN GROVES, of record as Instrument No. 20190712-0068413, dated July 9, 2019, said Register's Office. JAMES T. WOODBURY and wife, VALARIE M. WOODBURY further conveyed said property to JAMES T. WOODBURY and wife, VALARIE M. WOODBURY, CO- TRUSTEES OF THE WOODBURY FAMILY REVOCABLE TRUST, DATED AUGUST 14, 2019, as Instrument No. 20190816-0082059, dated August 14, 2019, said Register's Office.

TRACT 2: **178-00-0-079.00 (9681 Highway 96)**

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 comer 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, NO°00'00"E, 406.85 feet to an iron pin set; thence
5. Continuing with said *new* line of division, N87°4152"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, ST'3102"E, 206.29 feet to the point of beginning and containing 220,082 square feet or 5.05 acres more or less.

TOGETHER WITH 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 0.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 JAMES THOMAS WOODBURY AND VALERIE MOHLER WOODBURY A/K/A VALARIE M. WOODBURY, TRUSTEES OF THE WOODBURY FAMILY REVOCABLE TRUST, DATED AUGUST 14, 2019 by deed from CHARLES COREY GROVES AND CANDACY LYNN GROVES A/K/A KANDACY LYNN GROVES, of record as Instrument No. 20200401-0034995, dated March 30, 2020, said Register's Office.

EXHIBIT B

(Permitted Exceptions)

1. Real estate taxes for 2021.

2. Access Easement of record as Instrument No. 20170324-0029094, said Register's Office. (Tract 1)

3. Memorandum of Lease of record as Instrument No. 20011024-0116062, as amended by Instrument Nos. 20020507-0055621, 20020812-0097456, 20110628-0049439, as assigned as Instrument No. 20180410-0033889, said Register's Office. (Tract 1 & 2)

4. Grant of Easement of record as Instrument No. 20180410-0033888, said Register's Office. (Tract 2)

5. Access Use and Utility Easement Agreement of record as Instrument No. 20011024-0116063, amended as Instrument No. 20020812-0097457, said Register's Office. (Tract 2)

6. Grant of Access and Utility Easement of record as Instrument No. 20071206-0141211, said Register's Office. (Tract 2)

7. 25-foot Ingress / Egress Easement as set forth as Instrument No. 20200401-0034995, said Register's Office. (Tract 2)