This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

MAP & PARCEL NO: 06911005500

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Appalachian Cultivation Fund, LLC
7651 Horn Tavern Road
Fairview, TN 37062

SEND TAX BILLS TO:
Same

BILL GARRETT, Davidson County
Trans:T20170006108 DEEDWARR
Recvd: 01/23/17 09:28 2 pgs
Fees:13.00 Taxes:103.60
20170123-0006869

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **EDGAR JAMES UTLEY IV, TRUSTEE OF THE 2012 UTLEY TRUST**, "Grantor", has this day bargained and sold and does hereby transfer and convey unto **APPALACHIAN CULTIVATION FUND, LLC, WYOMING LIMITED LIABILITY COMPANY**, "Grantee", its successors and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Land lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Tract No. 2: An unimproved tract of 5 acres, more or less, shown as Metro property Map No. 69-11, parcel No. 55, as described:

Being a tract of land in the 13th Civil District of said County, and part of the M. W. Brown Farm of record in Book 1733, page 231, said Register's Office for Davidson County, Tennessee, and according to a survey by Geo. W. Watkins, Surveyor, October 19, 1949 and revised January 27, 1950, being Tract #3 of said plan, described as follows:

Beginning at a point in the north margin of a 25 foot Lane and in the southern boundary of a tract of land owned by K. Gardner of record in Book 1640, page 11, R.O.D.C., TN, said point being the northeasterly corner of Tract #3 and the western most point of Tract #4 of said Plan and being South 49 deg. 15 min. West 666 feet from the center of the Old Hydes Ferry Pike; thence with the line between Tract #3 and #4, South 18 deg. 15 min. East 450 feet to an iron pin, the common corner of Tract 2, 3 and 4 and being in the northerly line of tract of land conveyed to Richard Marvels of record in Book 1807, page 558, said Register's Office; thence with Marvels northerly line, S 80 deg. 30 min W 578.8 feet to the center line of the Tennessee Central Railroad right-of-way; thence with the center of said Railroad R/W with a 3 deg. curve 172 feet to a point; thence North 27 deg. 30 min. West 300 feet to a point in the center of said Railroad R/W; thence North 80 deg. 30 min. East 650 feet along the southern boundary of said Gardner tract to point of beginning, containing 6.44 acres, more or less, including but excluding that part of the Tennessee Central Railroad R/W and a 25 foot lane along the northern boundary of the land herein described.

INCLUDED with foregoing description by EXCLUDED from this parcel at the death of Lora B. McCall is that portion of the land conveyed to Jerry Kertchaval and wife, on August 10, 1954, by deed of record in Book 2294, page 151, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Utley, II and Edgar James Utley, IV and Christopher Vincent Utley, Trustees of the 2012 Utley Trust, with full power to sell transfer and convey, from James Utley, II, Edgar James Utley, IV and Christopher Vincent Utley, Trustees of the James Utley, II Trust, by Quitclaim Deed dated 10/16/2012 and recorded in Instrument No. 20121107-0103003, Register's Office for Davidson County, Tennessee. The said James Utley, II and Christopher Vincent Utley having since died leaving Edgar James Utley, IV as Trustee as per Certification of Trust being simultaneously recorded herewith.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is unimproved property known as 0 Emerald Court, Nashville, TN 37218.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, its successors and assigns, forever.

The undersigned covenants with the said Grantee that he is lawfully seized and possessed of said parcel of real estate, and that he has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2017 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 20th day of January, 2017.

The 2012 Utley Trust

By: _____, Trustee

Edgar James Utley, IV, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Edgar James Utley IV as Trustee of The 2012 Utley Trust**, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 20th day of January, 2017.

_____
NOTARY PUBLIC

My Commission Expires: 4/20/20

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$28,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 20th day of January, 2017.

_____
NOTARY PUBLIC

My Commission Expires: 4/20/20

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY