Return to:

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

AUDRA D. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 262,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 4-20-20

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170045061 DEEDWARR
Recvd: 05/26/17 12:24 2 pgs
Fees:13.00 Taxes:969.40
20170526-0052722

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Appalachian Cultivation Fund, LLC	Same	
P.O. Box 680854		08104021200
Franklin, TN 37068		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Bill R. Ennis, unmarried**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Appalachian Cultivation Fund, LLC, a Wyoming Limited Liability Company,**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being described follows; to wit:

Being part of Lot No. 5 on the Plan of the H.W. McGavock Estate, of record in Book 21, page 32, Register's Office for said County, being Lot No. 2 and the Southerly 9.5 feet of Lot No. 3 on the unrecorded plan of Marquett Cement Mfg. Company's Re-Subdivision of parts of Lots Nos. 5 and 6 of said Plan of H.W. McGavock's Estate, described according to survey made by Watkins and Murray, Surveyors, June 1948, as follows:

Beginning on the Easterly margin of 3rd Avenue North at the Southwest corner of the property conveyed to the Peoples Realty Company by deed from Other Perdue and wife, of record in Book 1808, page 555, said Register's Office; thence with Peoples' Realty Company's Southerly line, North 37 degrees 15' E 175 feet; thence S 48 degrees E 104.4 feet to the corner of Lots Nos. 1 and 2 on said unrecorded subdivision; thence with the line between said two lots, S 43 degrees 50' W 174 feet to the Easterly margin of 3rd Avenue, North; thence with said Avenue N 48 degrees W 84.5 feet to the beginning.

INCLUDED, BUT EXPRESSLY EXCLUDED THEREFROM THE FOLLOWING:
Land in the 1st Civil District of Davidson County, Tennessee, being Part of Lot 3 on the unrecorded map of Marquett Cement Manufacturing Company's Re-Subdivision of Parts of Lots 5,6,7 and 8 of the H.V. McGavock's Plan of Lots, as of record in Book 21, page 32, Register's Office for Davidson County, Tennessee, and described according to a copy of a plan of said resubdivision made by Watkins and Murray, Surveyors, in June, 1948, as follows:

Beginning at a point in the Easterly margin of Third Avenue North, (formerly College Street), 130.2 feet North of the North line of the W.S. Bush property, being 9.5 feet north of the line between Lots 2 and 3; thence along the margin of Third Avenue North, Northerly 50 feet to a point which is 55.9 feet South of the corner of Lots 3 and 4; thence Easterly, parallel to the line between Lots 3 and 4, N 41 degrees 25' 56" E 175 feet to a point; thence S 44 degrees 01' 24" E 50 feet to a point which is 9.5 feet North of the corner of Lots 2 and 3; thence S 21 degrees 25' 56" W 175 feet to the beginning.

Being the same property conveyed to Bill R. Ennis by Installment deed from Dewey Burnett of record in Book 11382, page 562, Register's Office for Davidson County, Tennessee, dated March 5, 1999 and recorded on March 12, 1999.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **UN**IMPROVED property known as **1904 3rd Avenue North, Nashville, TN 37208.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my hand this the 24th day of May, 2017.

Bill R. Ennis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bill R. Ennis** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24th day of May, 2017.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE