Bill Garrett
Batch# 14399
10/17/2017 12:03:29 PM
Fees: $13.00 Taxes: $462.50
Davidson County
DEEDWARR
2 pgs
20171017-0106318

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Subscribed and sworn to before me, this 13th day of October 2017.

Notary Public
My commission expires: 12-7-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Jim Simpson<br>341 Edith Avenue<br>Nashville, TN 37207 | 1018 Maplewood Place<br>Nashville, TN 37216 | 071-11-0-104.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Appalachian Cultivation Fund, LLC, a Wyoming limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jim Simpson and Mary Elizabeth Long-Simpson, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly one-half of Lot No. 10 on the Plan of Trinity Heights, as of record in Book 161, page 38, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 10 fronts 50 feet on the southerly side of Edith Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Think Tank Holdings, LLC, a Tennessee limited liability company, by Warranty Deed from William F. Allen and wife, Patricia A. Allen, of record in Instrument No. 20161014-0108836, Register's Office for Davidson County, Tennessee.
Being further conveyed to Appalachian Cultivation Fund, LLC, a Wyoming limited liability company, by Quitclaim Deed from Think Tank Holdings, LLC, a Tennessee limited liability company, dated Jun 28, 2017 of record in Instrument No. 20170905-0090850, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **341 Edith Avenue, Nashville, TN 37207.**

This conveyance is subject to the following; (1) All matters appearing on the Plan of record in Book 161, page 38, Register's Office for Davidson County, Tennessee.

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 13th day of October, 2017.

Appalachian Cultivation Fund, LLC, a
Wyoming limited liability company

By: _____
Jacob Stock
Its: Owner/Member

_____
By: Arlena Stock
Its: Owner/Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Jacob Stock and Arlena Stock, Owners and Members of Appalachian Cultivation Fund, LLC, a Wyoming limited liability company,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Owners and Members.

Witness my hand and official seal at Brentwood, Tennessee, this the 13th day of October, 2017.

_____
Notary Public

My Commission expires: 1-24-21

FILE NO: 2017105556

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD