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

Bill Garrett Davidson County
Batch# 18963 DEEDWARR
10/27/2017 11:12:11 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20171027-0110417

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 6th day of October, 2017.

Notary Public
My commission expires: 7-6-2020

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

**Address of New Owner:**
Rob Stouder
1727 Pecan Street
Nashville, TN 37208

**Send Tax Bills to:**
← Same

**Tax Information**
081-02-0-150.00

## 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 **Rob Stouder,** 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:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of John A. Bells Subdivision of The Mary J. Fox Land of record in Plat Book 332, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 19 fronts 50 feet on the Southerly side of Pecan Street (formerly Howard Street) and runs back between parallel lines 150 feet to an alley and runs back with the Easterly margin of an alley.

Being the same property conveyed to Appalachian Cultivation Fund, LLC, a Wyoming limited liability company, by General Warranty Deed from Charles H. Harding and wife, Emma M. Harding, dated October 14, 2016 of record as Instrument No. 20161021-0111324, Register's Office for Davidson County, Tennessee.

Included with the above-described real property is a mobile home located on said land with Serial No. DSL2AL326001A, the same being permanently affixed to the realty and intended to constitute an improvement to real property and not an item of personal property.

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 **1727 Pecan Street, Nashville, TN 37208.**

This conveyance is subject to the following: (1) Subject to all matters shown on the Plan of record in Plat Book 332, Page 41, 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 6th 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,** the within named bargainor, **a Wyoming limited liability company**, 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 6th day of October, 2017.

_____
Notary Public

My Commission expires: 7-6-2020

FILE NO: 2017095504

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020