Bill Garrett Davidson County
Batch# 98811 DEEDWARR
06/01/2018 10:20:08 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20180601-0052213

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 $235,000.00

Affiant

Subscribed and sworn to before me, this 31st day of May 2018.

Notary Public
My commission expires: 12-4-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Joseph Pierce 1020 Alice Street Nashville, TN 37218	← Same	070-07-0-047.00

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 **Joseph Pierce and William Lucas Pierce,** 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 the Easterly 50 feet of Lot No. 28 on the Map of J.S. Spurlock's Lands, not of record, described according to a survey made by Erle Drake County, Surveyor, April 21, 1925, as follows:

Beginning in the center of Alice Avenue at the Northwest corner of the property conveyed to James W. Harper and wife, by deed from M.H. Webb and wife, of record in Book 2601, page 360, Register's Office for Davidson County, Tennessee, being the corner of Lot Nos. 28 and 29; thence with the line between said two lots, Southwardly 250 feet to the Cumberland River; thence with said River, Westwardly 50 feet; thence Northwardly 245 feet, more or less, to the center of Alice Avenue, thence with the center of said Avenue Eastwardly 50 feet to the beginning.

Being the same property conveyed to Appalachian Cultivation Fund, LLC, a Wyoming limited liability company, by Warranty Deed from Mark G. Helbock, an unmarried man, dated April 20, 2017 of record as Instrument No. 20170425-0040381, 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 **1020 Alice Street, Nashville, TN 37218.**

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 31st day of May, 2018.

Appalachian Cultivation Fund, LLC a
Wyoming limited liability company

By: _____
Jacob C. Stock
Its: Member

By: _____
Arlena N. Stock
Its: Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Jacob C. Stock and Arlena N. Stock, Member 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 Members.

Witness my hand and official seal at Brentwood, Tennessee, this the 31st day of May, 2018.

_____
Notary Public

My Commission expires: 1-24-21

FILE NO: 2018055843

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD