Karen Johnson Davidson County
Batch# 201271 DEEDWARR
03/04/2019 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $886.15
20190304-0019220

Warranty Deed

KELLY JEAN BIERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $239,500.00. Affiant Subscribed and sworn to before me, this the 28th day of February, 2019. Notary Public My commission expires: May 9, 2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Daniela Pavan Pepperack	Regasant Bank	
341 Edith Ave	2001 Park Pl. N. #150	071-11-0-104.00
Nashville, TN 37207	Birmingham, AL 35203	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JIM SIMPSON AND MARY ELIZABETH LONG-SIMPSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIELA PAVAN PEPPERACK,** A SINGLE PERSON, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 the Westerly one-half of Lot No. 10 on the Plan of Trinity Heights Addition, Subdivision of Bass Lands of record in Plat Book 161, Page 38, 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 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, dated October 12, 2016 and recorded on October 14, 2016.

Being the same property conveyed to Appalachian Cultivation Fund, LLC, a Wyoming limited liability company by Warranty deed from Think Tank Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20170905-0090850 Register's Office for Davidson County, Tennessee, dated June 28, 2017 and recorded on September 05, 2017.

Being the same property conveyed to Jim Simpson and Mary Elizabeth Long-Simpson, husband and wife by Warranty deed from Appalachian Cultivation Fund, LLC, a Wyoming limited liability company of record in Instrument No. 20171017-0106318

Register's Office for Davidson County, Tennessee, dated October 13, 2017 and recorded on October 17, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 341 Edith Ave, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of February, 2019.

Jim Simpson

Mary Elizabeth Long-Simpson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jim Simpson and Mary Elizabeth Long-Simpson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of February, 2019.

Notary Public

My Commission Expires: 5/13/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)