Karen Johnson Davidson County
Batch# 324704 DEEDWARR
12/04/2019 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,553.63
20191204-0124961

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 $419,900.00

Affiant

Subscribed and sworn to before me, this ____ day of _____ 2019.

Notary Public
My commission expires: 4-17-2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Address of New Owner:	Send Tax Bills to:	Tax Information
Melinda Francis 1904 A 3rd Ave North Nashville, TN 37208	New Owner	081-04-0D-001.00-CO

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 **Melinda Francis, an unmarried person,** 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:

A certain townhome located in Davidson County, Tennessee, being Unit No. A of Homes at 1904 3rd Avenue North, a Horizontal Property Regime with Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101., et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1904 3rd Avenue North, a Horizontal Property Regime of record in Instrument Number 20180110-0003479 and as amended by instrument of record as Instrument No. 20191108-00115616, in the Register's office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Appalachian Cultivation Fund, LLC, a Wyoming limited liability company, by Warranty Deed from Bill R. Ennis, unmarried, dated May 24, 2017 of record as Instrument No. 20170526-0052722, 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. Subject to easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 1904 A 3rd Ave 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 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 20th day of November, 2019.

Appalachian Cultivation Fund, LLC

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, 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 Members.

Witness my hand and official seal at Brentwood, Tennessee, this the 20th day of November, 2019.

Notary Public

My Commission expires: 7-6-2020

FILE NO: 2019106424

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

True Copy Certification

I, **Shelly Walling**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

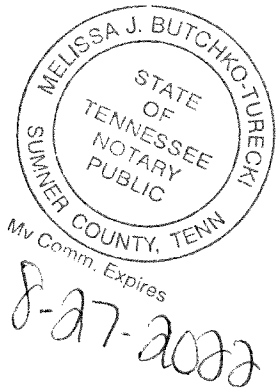
Shelly Walling

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Melissa J. Butchko-Turecki,** a notary public for this county and state, **Shelly Walling,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melissa J. Butchko-Turecki

My Commission Expires:



SEAL