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 $314,900.00

Affiant

Subscribed and sworn to before me, this 7 day of July 2020.

Notary Public
My commission expires: _____

Karen Johnson Davidson County
Batch# 435476 DEEDWARR
07/10/2020 01:46:13 PM 2 pgs
Fees: $13.00 Taxes: $1,165.13

20200710-0075597

Address of New Owner:	Send Tax Bills to:	Tax Information
Elliott Scott Walker 2319 Woodridge Dr Nashville, TN 37207	Same	071-01-0-141.00

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, **Jacob Stock and Arlena Stock, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Elliott Scott Walker, single man,** 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, and described according to a survey by R. L. Montoya-Land Surveying, Inc. as follows:

Beginning at a concrete monument in the Easterly margin of Woodridge Drive, said point being the Southwest corner of Lot No. 19 on the Plan of Section One, First Addition, Trinity Hills Village as of record in Plat Book 4175, page 92, RODC, TN and the Northwest corner of this described tract; thence, leaving said Easterly margin along the North line of this tract, the South line of Lot 19 North 73 degrees 05 minutes 00 seconds East 86.90 feet to a concrete monument; thence along the East line of this tract South 2 degrees 29 minutes 30 seconds West 133.81 feet to an iron rod in an old fence line; thence with the South line of this tract South 82 degrees 43 minutes 30 seconds West 43.04 feet to a concrete monument in the Easterly margin of Woodridge Drive; thence with said Easterly margin North 16 degrees 55 minutes 00 seconds West 119.00 feet to the beginning, containing 8008.6 square feet, 0.18 acres, more or less.

Being the same property conveyed to Appalachian Cultivation Fund, LLC, by Warranty Deed from Thomas Roberts and Theresa Roberts dated July 6, 2016 of record as Instrument No. 20160712-0071351, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Jacob Stock and Arlena Stock, husband and wife, by Quitclaim Deed from Appalachian Cultivation Fund, LLC, a Wyoming limited liability company, dated 1-1-20, of record as Instrument No. 20200710-0075596 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 the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 2319 Woodridge Dr, Nashville, TN 37207

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 7th day of July, 2020.

Jacob Stock

Arlena Stock

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jacob Stock and Arlena Stock**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 7th day of July, 2020.

Notary Public

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 6-17-2024

FILE NO: 2020066697