Karen Johnson Davidson County
Batch# 479200 DEEDWARR
09/21/2020 09:11:51 AM 2 pgs
Fees: $13.00 Taxes: $1,476.30

20200921-0107580

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 $399,000.00

Affiant

Subscribed and sworn to before me, this 10th day of September, 2020

Notary Public
My commission expires: 12/27

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Nicholas Capito, III	Community Mortgage Corporation	081-04-0E-001.00
1906A 3rd Ave N	142 Timber Creek Dr	
Nashville, TN 37208	Cordova, TN 38018	

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, **Jacobs Stock and Arlena Stock,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Nicholas Capito, III,** 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 1906 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 1906 3rd Avenue North, a Horizontal Property Regime of record in Instrument Number 20180110-0003485 and as amended by instrument of record as Instrument No. 20191108-00115617, 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. Being the same property conveyed by Appalachian Cultivation Fund LLC to Jacob & Arlena Stock in Inst No. 20200921-0107579

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 1906A 3rd Ave N, 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 10th day of September, 2020.

Jacobs 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 **Jacobs 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 10th day of September, 2020.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2020086776

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD