THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11070727**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $675,000.00. Catherine Ragsdale Affiant Subscribed and sworn to before me, this 8th day of August, 2011. Notary Public My Commission Expires: 7/8/2013

WANDA F. NOKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110048753 DEEDWARR
Recvd: 08/09/11 13:40 2 pgs
Fees:13.00 Taxes:2497.50
20110809-0061368

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Boroch Ramona Boroch 1735 Glen Echo Road Nashville TN 37215	New Owner	Tax Parcel ID No. 117150G01100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anchor Investments, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Boroch and Ramona Boroch, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 11, FIRST REVISION, THE GLEN ECHO, as shown on plat of record in Instrument No. 20071102-0129357, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed by Deed in Lieu of Foreclosure as recorded on the 21st day of December, 2009 in Instrument No. 20091221-0115871 and a portion of Special Warranty Deed from The Bank of Nashville to Anchor Investments, LLC, a Tennessee limited liability company as recorded on the 21st day of December, 2009 in Instrument No. 20091221-0115872, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FIRST REVISION, THE GLEN ECHO, as recorded in Plat Book 1424, Page(s) 52 and Instrument No. 20071102-0129357.

Covenants, Conditions and Restrictions recorded in Instrument No. 20070126-0010692 as amended by First Amendment in Instrument No. 20070726-0088889 and by Second Amendment in Instrument No. 20080423-0041434 and Third Amendment in Instrument No. 20100126-0006580 and Fourth Amendment in Instrument No. 20100407-0026268 and as affected by Assignment and Assumption Agreement recorded in Instrument No. 20091221-0115873.

Charter of Glen Echo Homeowners' Association, recorded at Instrument No. 20070129-0011476.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20060920-0116531, 20061017-0128854 and 20070312-0029675.

Covenants, Conditions and Restrictions recorded in Book 1542, Page 340, Book 1577, Page 467 and Book 1577, Page 469.

Conveyance of Open Space to Homeowners' Association, recorded in Instrument No. 20091221-0115870.

This is improved property located at 1735 Glen Echo Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of August, 2011.

Anchor Investments, LLC, a Tennessee limited liability company

BY: _____
Micah A. Lacher, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Micah A. Lacher, with whom I am personally acquainted, and who upon oath acknowledged himself to be Chief Manager of Anchor Investments, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, executed the foregoing instruction for the purposes therein contained, by signing the name of the company by himself as its Chief Manager.

Witness my hand, at office, this 8th day of August, 2011.

_____
Notary Public
My Commission Expires: _____

NICHOLAS S. AKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015