Karen Johnson Davidson County
Batch# 729170 DEEDWARR
10/04/2021 09:15:45 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20211004-0132798

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Peter Gorton Davis
11 Valley Forge
Nashville, Tennessee 37205

SEND TAX BILL TO:
F&M Bank
50 Franklin Street,
P.O.Box 451
Clarksville, TN 37040

MORTGAGEE
F&M Bank
50 Franklin Street, P.O.Box 451
Clarksville, Tennessee 37040

MAP 116
GROUP 08 0C
PARCEL 011.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Anchored Capital LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Peter Gorton Davis and Lindsey Gould Davis, husband and wife,** hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Revision No. 2 Sugartree, Phase 2 as of record in Plat Book 4860, Pages 79 and 80, amended in Book 4927, Page 143, Book 5005, Page 144, Book 5010, Page 117, Book 5015, Page 550, Book 5072, Page 165, Book 5084, Page 960, Book 5121, Page 89, Book 5222, Page 468 and Book 5238, Page 93, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Anchored Capital LLC by Successor Trustee's Deed from Mark E. Beutelschies and/or Keith C. Dennen as Successor Trustees, dated March 11, 2021 and filed of record March 18, 2021 in Instrument No. 20210318-0036051, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2021 taxes and subsequent years
2. Matters shown on the recorded plat of Sugartree, of record in Book 4860, Pages 79 and 80, amended in Book4927, page 143, Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5072, page 165, Book 5084, page 960, Book 5121, page 89, Book 5122, page 326, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468 and Book 5238, page 93, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record, Book 11758, page 466, said Register's Office.
4. Conveyance of common area to Sugartree Homeowner's Association, Inc.. of record in Book 5683, page 675, Register's Office for Davidson, Tennessee.
5. Charter of Incorporation of Sugartree Homeowner's Association, Inc. in Deed of record, Book 5683, page 670, said Register's Office.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record, Book 7061, page 100, said Register's Office.
7. Sewer Easement of record, Book 3400, page 63, said Register's Office.

8. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 11 Valley Forge, Nashville, Tennessee 37205.

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 Peter Gorton Davis and Lindsey Gould Davis, husband and wife, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this the 28th day of September, 2021.

Anchored Capital LLC, a Tennessee Limited Liability Company

Eric Sox Member

By: Eric Sox, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member** of **Anchored Capital LLC, a Tennessee Limited Liability Company**, the within named bargainor, Eric Sox, and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the **a Tennessee Limited Liability Company** as such Member.

WITNESS my hand and official seal at office this 28th day of September, 2021.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $650,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of September, 2021.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY