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

Karen Johnson Davidson County
Batch# 747224 **DEEDWARR**
11/01/2021 10:18:36 AM 2 pgs
Fees: $13.00 Taxes: $1,701.63

20211101-0145889

ADDRESS NEW OWNER:
H&H Holdings and Investments, LLC.
1517 Constitution Avenue
Nashville, Tennessee 37207

SEND TAX BILL TO:
SAME AS OWNER

MORTGAGEE
Same

MAP 041
GROUP 06 0A
PARCEL 006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", 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 **H&H Holdings and Investments, LLC., a California Limited Liability Company**, hereinafter called the "GRANTEE", its successors 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. 6 as shown on the Final Plat of Liberty Place Subdivision, of record as Instrument No. 20060606-0066841, Register's Office for Davidson County, Tennessee, as amended by that certain Surveyor's Certificate of Correction of record as Instrument No. 20060614-0070620 in said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Anchored Capital, LLC, by Substitute Trustee's Deed from Brock & Scott, PLLC, as Substitute Trustee, dated April 12, 2021 and filed of record April 22, 2021 in Instrument No. 20210422-0054249, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2022 taxes and subsequent years
2. Matters shown on the recorded plat of Liberty Place, of record in 20060606-0066841 and 20060614-0070620, said Register's Office.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mainbs, Pumps and Appurtenances of record, Book 6479, Page 121, said Register's Office.
4. Transmission Line Easement of record, Book 2810, Page 586, said Register's Office.
5. Metropolitan Government of Nashville and Davidson County Letter of record, Book 5612, Page 41, said Register's Office.
6. 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, 20060626-0076309, said Register's Office.
7. Charter of Homeowners Association of record 20060628-0076971, of said Register's Office.
8. Storm Water Detention Agreement of record, 20050722-0005623, said Register's Office.

9. 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 1517 Constitution Avenue, Nashville, Tennessee 37207.

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 H&H Holdings and Investments, LLC., a California Limited Liability Company, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE 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 GRANTEE, its successors 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 22nd day of October, 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, Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Eric Sox, Member** of **Anchored Capital LLC., a Tennessee Limited Liability Company,** the within named bargainor, a Tennessee Limited Liability Company, 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 Tennessee Limited Liability Company as such Member.

WITNESS my hand and official seal at office this 22nd day of October, 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 $459,900.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of October, 2021.

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

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY