Karen Johnson Davidson County
Batch# 806995 DEEDWARR
02/16/2022 04:04:03 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20220216-0018294

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

ADDRESS NEW OWNER:
Bobby R. Owens
1936 Port James Circle
Antioch, Tennessee 37013

SEND TAX BILL TO:
Southern Bank of Tennessee
675 N Mt Juliet Rd
Mt Juliett, TN 37122

MORTGAGEE
Southern Bank of Tennessee
675 N Mt Juliet Rd
Mt Juliett, TN 37122

MAP 165
GROUP 09 0A
PARCEL 062.00

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 **Bobby R. Owens and Sharlene M. Owens, 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. 76 on the Plan of Section Two, Lakewood Village, RS10 Residential P.U.D. of record in Plat at Instrument No. 20000215-0015148, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anchored Capital LLC, a Tennessee Limited Liability Company, by Successor Trustee's Deed from George H. White, as Successor Trustee, dated September 13, 2021 and filed of record September 20, 2021 in Instrument No. 20210920-0126036, 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 Lakewood Village, of record in Instrument No. 20000215-0015148, said Register's Office.
3. Restrictive Covenants contained in instrument of record, Book 10453, Page 41 and Book 11425, Page 410 and Book 11512, Page 714, said Register's Office.
4. Charter of Homeowners Association of record, Book 11421, Page 342, of said Register's Office.
5. PUD Boundary Easement of record in Plat Book 9700, Page 464, of said Regster's Office.
6. Storm Water Detention Agreement of record, Book 10951, Page 684, said Register's Office.
7. Easement in favor of Tennessee Telephone Company of record, Instrument No.20000824-0083642, of said Regster'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 1936 Port James Circle, Antioch, Tennessee 37013.

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 **Bobby R. Owens and Sharlene M. Owens, 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 11th day of February, 2022.

Anchored Capital LLC, a Tennessee Limited Liability Company

Eric Sox Member

By: Eric Sox, Managing 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 **Managing Member** of **Anchored Capital LLC, a Tennessee Limited Liability Company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Managing 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 Managing Member.

WITNESS my hand and official seal at office this 11th day of February, 2022.

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~~ Wilson)

The actual value or consideration, whichever is greater, for this transfer is $360,000.00.

Lauren Tomlinson
AFFIANT

Subscribed and sworn to before me on this 11th day of February, 2022.

Janel L Johnson
NOTARY PUBLIC
My Commission Expires: 3/8/23

JANEL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY