Karen Johnson Davidson County
Batch# 912667 DEEDWARR
09/06/2022 10:16:39 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50
20220906-0099703

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

ADDRESS NEW OWNER:
Michael Galehouse
616 Palisades Ct
Brentwood, Tennessee 37027

SEND TAX BILL TO:
CapStar Bank
2002 Richard Jones Rd
Nashville, 37215

MORTGAGEE
CapStar Bank
2002 Richard Jones Road
Nashville, 37215

MAP 160
GROUP 16 0 B
PARCEL 102.00

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 **Michael Galehouse and Rina Galehouse, 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. 126, Brentwood Chase, Section One, Revision One, as shown on plat of record in Plat Book 9700, Pages 936-941, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Anchored Capital, LLC, by Trustee's Deed from Wilson & Associates, PLLC, as Successor Trustee for Commerce Title and Escrow, LLC, Trustee, dated February 22, 2022, and filed of record March 1, 2022 in Instrument No. 20220301-0023037, 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 Brentwood Chase, Section One, Revision One, of record in Book 9700, Page 936, said Register's Office.
3. Drainage Easement of record, Book 7902, Page 389, said Register's Office.
4. Water Easement of record, Book 8371, Page 320, said Register's Office.
5. Storm Water Detention Agreement of record, Book 11115, Page 281 & 286, said Register's Office.
6. Charter of Brentwood Chase Community Homeowners Association of record, Instrument No. 20000524-0051842, of said Register's Office.
7. Restrictive Covenants contained in instrument of record, Instrument No. 20000531-0053798 Instrument No. 20000831-0086366 and Instrument No. 20031031-0160434, 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 616 Palisades Court, Brentwood, Tennessee 37027.

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 Michael Galehouse and Rina Galehouse, 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 2nd day of September 2022.

Anchored Capital LLC., a Tennessee Limited Liability Company

E 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 2nd day of September 2022.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $625,000.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of September 2022.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY