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

ADDRESS NEW OWNER:
Steve Thomson
2201 North Berry Chapel Road
Franklin TN 37069

MORTGAGEE
Same

SEND TAX BILL TO:
SAME AS OWNER

MAP 156
GROUP 09 0
PARCEL 021.00

Karen Johnson Davidson County
Batch# 952787 DEEDWARR
12/19/2022 09:28:13 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20221219-0130642

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 **Steve Thomson**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, TN, being Lot No. 4 on the plan of Section Two revised, Templegate, of record in Book 6900, Page 102, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anchored Capital, LLC, by Substitute Trustee's Deed from Robertson, Anschutz, Schneid, Crane & Partners, PLLC, as Substitute Trustee for Joseph B. Pitt, Jr, Trustee, dated November 11, 2022 and filed of record November 28, 2022 in Instrument No. 20221128-0124813, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2023 taxes and subsequent years
2. Matters shown on the recorded plat of Templegate, of record in Book 6900, Page 102, said Register's Office.
3. Restrictive Covenants contained in instrument of record, Book 6766, Page 754, said Register's Office.
4. 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 5712 Templegate Drive, Nashville, Tennessee 37221.

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 **Steve Thomson**, his 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 16th day of December 2022.

Anchored Capital, LLC., a Tennessee Limited Liability Company

E C 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 16th day of December 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)

The actual value or consideration, whichever is greater, for this transfer is $430,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of December 2022.

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

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY