WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

JOHN GEORGE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-BT-14-632

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Douglas Randall Bates	**New Owner**	
(NAME)	(NAME)	**118-07-0-121.00**
242 W. Main St, #229		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **SOUTHEAST COMMUNITY CAPITAL CORPORATION D/B/A PATHWAY LENDING, A TENNESSEE NOT-FOR-PROFIT CORPORATION,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DOUGLAS RANDALL BATES,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12, Block "B" on the Plan of Berry Hill Gardens of record in Plat Book 1130, Page 36, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 65.0 feet on the easterly margin of West Iris Drive and extends back 130.2 feet on the northerly line and 129.8 feet on the southerly line to a line in the rear measuring 65.0 feet thereon.

Being the same property conveyed to Southeast Community Capital Corporation d/b/a Pathway Lending, a Tennessee not-for-profit corporation by Successor Trustee's deed from Emily H. Bowman, Successor Trustee of record in Instrument No. 20140714-0061858 Register's Office for Davidson County, Tennessee, dated July 14, 2014 and recorded on July 14, 2014.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1165, Page 627, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4656, Page 301, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters set forth on the Property Survey completed by Brackman Land Surveying dated December 8, 2014 and referred to as File No. 14-146.
- General or special taxes and assessments required to be paid in the year 2015 and subsequent years.

This is **improved** property known as: **632 W. Iris Drive , Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20140097410 DEEDWARR
Recvd: 12/31/14 09:14 2 pgs
Fees:13.00 Taxes:2405.00
20141231-0119083

Witness my/our hand(s) this the 29th DAY OF DECEMBER, 2014.

Southeast Community Capital Corporation d/b/a Pathway Lending, a Tennessee not-for-profit corporation

BY: Hank Helton
ITS: Senior Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared HANK HELTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SENIOR VICE PRESIDENT of Southeast Community Capital Corporation d/b/a Pathway Lending, a Tennessee not-for-profit corporation, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SENIOR VICE PRESIDENT.

Witness my hand and official seal, at office, this 29th day of December, 2014.

Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212