This Instrument prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Suite 115
Brentwood, TN 37027

PREPARED BY:
RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

Karen Johnson Davidson County
Batch# 199893 DEEDWARRSP
02/27/2019 11:08:05 AM 3 pgs
Fees: $18.00 Taxes: $5,957.00

20190227-0017774

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Southeast Community Capital Corporation dba Pathway Lending		
201 Venture Circle	New Owner	07016000300
Nashville, TN 37228		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged **237 French Landing L.L.C., a Georgia limited liability company** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Southeast Community Capital Corporation dba Pathway Lending, a Tennessee non-profit corporation** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being lot No. 7A on the Plan of First Revision, Resubdivision of Part of Block "G", Section No. 1 - Book 4675, page 48, Metro Center, Tract 7A, of record in Book 4885, page 12, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at the point of the east margin of French Landing Drive, 975 feet from the centerline of Vantage Way; Thence, with the east margin of French Landing Drive, a curve to the left with a central angle of 9 degrees, 38 minutes 43 seconds, having a radius of 1,130.00 feet, a distance of 190.00 feet, and a chord bearing north 10 degrees 40 minutes 33 seconds west, 190.00 feet to a point; Thence, leaving the east margin of French Landing Drive, north 73 degrees 00 minutes 23 seconds east, 175.00 feet to a point; Thence, south 10 degrees 52 minutes 47 seconds east, 219.18 feet to a concrete monument found; Thence, south 82 degrees 34 minutes 26 seconds west, 175.00 feet to the point of beginning.

Being the same property conveyed to 237 FRENCH LANDING L.L.C., A GEORGIA LIMITED LIABILITY COMPANY, by deed from PARK VIEW PROPERTIES, A TENNESSEE LIMITED PARTNERSHIP, of record in Instrument No. 20070808- 0094889, dated August 7, 2007, said Register's Office. Also being the same property conveyed to 237 FRENCH LANDING L.L.C. A GEORGIA LIMITED LIABILITY COMPANY, by quitclaim deed from PARK VIEW PROPERTIES, A TENNESSEE LIMITED PARTNERSHIP, of record in Instrument No. 20070808-0094890, dated August 7, 2007.

THIS CONVEYANCE IS SUBJECT TO: The exceptions to title listed on the attached Exhibit "A" which is incorporated herein by reference.

This is (X) IMPROVED property known as **261 French Landing, Nashville, TN 37228.**

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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

25 IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this day of February, 2019.

237 French Landing L.L.C.

Jimmy Pickel, authorized agent

By: Jimmy Pickel, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jimmy Pickel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized agent of 237 French Landing L.L.C., a Georgia limited liability company, the within named bargainor, and that he as such authorized agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of 237 French Landing L.L.C., by himself as authorized agent.

Witness my hand and official seal at office in Brentwood, Tennessee, on this 25 day of February, 2019.

My commission expires: 11/3/20

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$1,610,000.00**.

Affiant

Subscribed and sworn to before me this 25 day of February, 2019.

My commission expires: 3/28/22

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

Exhibit "A"

1. All taxes and assessments required to be paid in the year 2019 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 4675, Page 48 and revised in Book 4885, page 12, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7487, Page 952 amended in Book 10602, page 499 and affected by Waiver in Instrument 20060531-0063833, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Utility Easement of record in Instrument 20050228-0021443, in the Register's Office for Davidson County, Tennessee.