Karen Johnson Davidson County
Batch# 253954 DEEDWARR
07/09/2019 09:00:30 AM 5 pgs
Fees: $28.00 Taxes: $11,899.20
20190709-0066552

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,216,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me on July 2, 2019

Notary Public

MY COMMISSION EXPIRES:

PAMELA A. PHILLIPS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

FIRST AMERICAN TITLE

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
SCF RC Funding IV LLC 902 CARNEGIE CTR BLVD, STE 520 PRINCETON, NJ 08540	156-00-0-122.00	Same as New Owner
This instrument prepared by: Matthew Brothers, 401 Church Street Suite 2720, Nashville, Tennessee 37219		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, ALC, Inc. ("Grantor"), has transferred, bargained, sold, granted and conveyed, and by these presents does transfer, bargain, sell, grant and convey to SCF RC Funding IV LLC ("Grantee"), Grantee's successors and assigns, certain real property in Davidson County, Tennessee, being more particularly described on the attached Exhibit A (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on the attached Exhibit B (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns in fee simple forever.

Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 2nd day of July, 2019.

ALC, Inc.

By: Catherine Henris
Its: President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Catherine Henris, President of ALC, Inc., with whom I am personally acquainted, and who acknowledged that she executed this instrument for the purposes contained herein, and who further acknowledged that she is the president of ALC, Inc., a Tennessee corporation, the within named Grantor, and is authorized by ALC, Inc. to execute this instrument on behalf of the corporation.

Witness my hand, office and official seal on July 2nd, 2019.

Notary Public

My Commission Expires: PAMELA A. PHILLIPS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

Exhibit A

The property referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

TRACT 1:
BEING LOT ONE (1) ON THE PLAN OF SATURN SUBDIVISION AS OF RECORD IN BOOK 6900, PAGE 852, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN ON THE WESTERN RIGHT OF WAY (60 FEET) OF OLD HARDING PIKE SAID PIN BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED LOT ONE (1) AND THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO FATIMA TELWAR AS OF RECORD IN DEED BOOK 6939, PAGE 201, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, FOLLOWING SAID WESTERN RIGHT OF WAY WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08 DEGREES 19 MINUTES 31 SECONDS, A RADIUS OF 1178.49 FEET, AN ARC LENGTH OF 171.24 FEET, A TANGENT OF 85.77 FEET AND A CHORD BEARING AND LENGTH OF SOUTH 37 DEGREES 04 MINUTES 27 SECONDS WEST 171.09 FEET TO AN IRON PIN, SAID IRON PIN BEING THE NORTHEAST CORNER OF LOT TWO (2) SATURN SUBDIVISION; THENCE, LEAVING SAID WESTERN RIGHT OF WAY AND FOLLOWING THE NORTH LINE OF LOT TWO (2) NORTH 73 DEGREES 40 MINUTES 09 SECONDS WEST 375.86 FEET TO AN IRON PIN; THENCE NORTH 16 DEGREES 19 MINUTES 51 SECONDS EAST 160.00 FEET TO AN IRON PIN, SAID PIN BEING THE MOST NORTHEAST CORNER OF SAID LOT TWO (2), SAID PIN ALSO BEING ON THE SOUTH LINE OF AFOREMENTIONED TELWAR PROPERTY; THENCE, FOLLOWING SAID SOUTH LINE SOUTH 73 DEGREES 40 MINUTES 09 SECONDS EAST 436.46 FEET TO THE POINT OF BEGINNING, CONTAINING 65,340 SQUARE FEET OR 1.50 ACRES, MORE OR LESS, ACCORDING TO SURVEY OF JAMES D. WAMBLE, TENNESSEE REGISTERED LAND SURVEYOR, NUMBER 1136, DATED MARCH 1988.

TRACT 2:
BEING TRACT 14 IN A DIVISION OF DEMOSS PROPERTY IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY BY BARRY GREER AND ASSOCIATES, DATED SEPTEMBER 5, 1978, AS FOLLOWS:
BEGINNING AT A POINT IN THE WESTERLY MARGIN OF OLD HARDING PIKE 327.09 FEET NORTHWESTERLY FROM THE NORTHWEST INTERSECTION OF OLD HARDING PIKE AND POPLAR CREEK ROAD AS MEASURED ALONG THE MARGIN OF OLD HARDING PIKE, BEING THE COMMON CORNER OF TRACTS 13 AND 14; THENCE WITH THE LINE BETWEEN SAID TRACTS NORTH 73 DEG. 44' 44" WEST 712 FEET TO THE COMMON REAR CORNER OF TRACTS 12, 13, AND 14; THENCE WITH THE LINE BETWEEN SAID TRACTS 12 AND 14, NORTH 18 DEG. 12' 36" EAST 295.14 FEET TO THE COMMON REAR CORNER OF TRACTS 14 AND 15; THENCE WITH THE LINE BETWEEN SAID TRACTS SOUTH 73 DEG, 44' 44" EAST 753.01 FEET TO A POINT IN THE WESTERLY MARGIN OF OLD HARDING PIKE; THENCE WITH THE SAME SOUTHERLY 300 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ALC, INC. BY DEED FROM MONKEY TREE, LLC, OF RECORD IN INSTRUMENT NO. 200004040033594, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B
Exceptions

1. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Property.

2. Any encroachment, encumbrances, violations, variations, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Property and not shown by the Public Records.

3. Taxes and assessments for the year 2019 and subsequent years, not yet due and payable.

4. All matters shown on plat of record in Book 6900, Page 852, in the Register's Office of Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Public Water Line from Robert H. DeMoss and Marie DeMoss Horn to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, of record in Book 4816, Page 971, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Nick Kallof, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Nick Kallof
Signature

State of Arizona

County of Maricopa

Personally appeared before me, Peggy Barber, a notary public for this county and state, Nick Kalloff who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Peggy Barber
Notary's Signature

PEGGY BARBER
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires Oct. 14, 2019

My Commission Expires: 10-14-2019
Notary' Seal (if on paper)