Karen Johnson Davidson County
Batch# 923921 DEEDWARRSP
09/30/2022 12:53:30 PM 6 pgs
Fees: $33.00 Taxes: $8,003.10
20220930-0108188

SPECIAL WARRANTY DEED

FROM:
SOUTHEAST COMMUNITY CAPITAL CORPORATION dba Pathway Lending, a Tennessee non-profit corporation

This instrument was prepared by:
Kim A. Brown, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: ROCHELLE CENTER

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
Rochelle Center 1020 Southside Ct. Nashville, TN 37203	Same	070-160-00300

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $2,163,000.00.

Affiant

Sworn to and subscribed before me, this 30th day of September, 2022.

Notary Public

My Commission Expires: 11/3/25

SAVANNAH KATELYN SUITERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, SOUTHEAST COMMUNITY CAPITAL CORPORATION dba Pathway Lending, a Tennessee non-profit corporation (the "Seller"), has bargained and sold, and by these presents does transfer and convey unto ROCHELLE CENTER (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in that certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 237 French Landing Drive, Nashville, Tennessee 37228.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

(signatures on following pages)

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 30th day of September, 2022.

SELLER: SOUTHEAST COMMUNITY CAPITAL CORPORATION dba Pathway Lending, a Tennessee non-profit corporation

By: _____
Clinton B. Gwin
President and CEO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Clinton B. Gwin, 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 President and CEO of SOUTHEAST COMMUNITY CAPITAL CORPORATION dba Pathway Lending, a Tennessee non-profit corporation, the within named bargainor, and that he as such President and CEO, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President and CEO.

Witness my hand and seal at office in Nashville, Tennessee, this 30th day of September, 2022.

_____
Notary Public

My Commission Expires: 5/9/2023

RITA D. ELDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2023

EXHIBIT A

PROPERTY DESCRIPTION

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and 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 SOUTHEAST COMMUNITY CAPITAL CORPORATION DBA PATHWAY LENDING, A TENNESSEE NON-PROFIT CORPORATION BY SPECIAL WARRANTY DEED FROM 237 FRENCH LANDING L. L. C., A GEORGIA LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 201902270017774, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Plat Book 4675, Page 48; as revised in Plat Book 4885, Page 12, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Declaration of Agreements, Charges, Assessments and Liens for Metrocenter Business Park, by Metrocenter Properties, a Tennessee general partnership, of record in Book 7487, Page 952; as amended in Book 10602, Page 499; as affected by Instrument No. 200605310063833, in the Register's Office of Davidson County, Tennessee.

4. Grant of Underground Utility Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government of record in Instrument No. 200502280021443, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Restrictive Covenants, by Mat-Nel Company, a Tennessee partnership, of record in Book 4793, Page 166; as amended in Book 7012, Page 61, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Matt Foster, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact correct copy of the original document executed and authenticated according to law on 9/30/2022.

Affiant Signature

Date: 9/30/2022

State of Tennessee

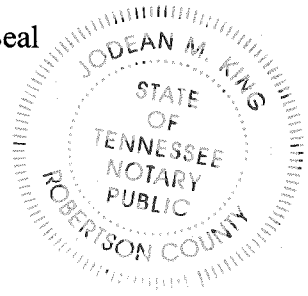
County of Davidson

Sworn to and subscribed before me this 30th day of September, 2022.

Notary's Signature

My Commission Expires: 12/22/2025

Notary's Seal



Date: 9/30/2022