BILL GARRETT, Davidson County
Trans:T20110082147 DEEDQC
Recvd: 12/28/11 13:25 10 pgs
Fees:52.00 Taxes:0.00
20111228-0101446

PREPARED BY:
COPE, HUDSON, REED & MCCREARY, PLLC
16 PUBLIC SQUARE NORTH
MURFREESBORO, TENNESSEE 37130
(615) 893-5522

Name and Address of New Owner:

PNB Holding Co. 2, Inc.
150 3rd Ave S., Suite 800
Nashville, TN 37201

Send Tax Bills To:

Same

Map 188, Parcel 5
Map 188, Parcel 8
Map 188, Parcel 182

STATE OF TENNESSEE
COUNTY OF DAVIDSON

# QUITCLAIM DEED

FOR AND IN THE CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Pinnacle National Bank, does hereby quitclaim and convey unto PNB Holding Co. 2, Inc., a Tennessee Corporation, its successors and assigns, forever, all of its right, title, claim and interest in and to the following described real estate situated in Davidson County, Tennessee, to-wit:

See Exhibit "A"

This parcel is subject to all matters stated in Attached Exhibit "B", and any and all easements, restrictions, and/or right of ways either by record and/or prescription that a complete and accurate title search may reveal.

BEING the same property conveyed to Pinnacle National Bank by Substitute Trustee's Deed of record in Instrument Number 20091229-0118146, in the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND on this the 27th day of DECEMBER, 2011.

PINNACLE NATIONAL BANK

By: Allen Dixon

Title: SENIOR VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Allen Dixon, 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 S.V.P. of PINNACLE NATIONAL BANK, the within named grantor and he as such S.V.P., being authorized so to do, executed the foregoing instrument (QUITCLAIM DEED) for the purposes therein contained by signing the name of PINNACLE NATIONAL BANK by himself as such S.V.P.

WITNESS MY HAND and official seal at my office on this 27th day of December 2011.

Alison F. Filson
Notary Public

ALISON F. FILSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 05-23-15

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer is NONE.

Shawn Moorhead
AFFIANT

Sworn to and subscribed before me,
this 27th day of December, 2011.

Alison F. Filson
NOTARY PUBLIC

My commission expires: 05-23-15

ALISON F. FILSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

## EXHIBIT A

Being land in the 31st and 99th Councilmanic District of Davidson County, and being a portion of the land conveyed to (1) Robert E. Carothers in Deed Book 4819, Page 848, R.O.D.C., (3) Robert E. Carothers in Deed Book 3344, Page 585, R.O.D.C., (4) Robert E. Carothers in Deed Book 2032, Page 541, R.O.D.C., (6) Steve & Janice Williams in Deed Book 9935, Page 658, R.O.D.C. and Wood Ridge Investments, LLC as of record in instrument #20050907 0107736 R.O.D.C;

Being generally located north of McFarlin Road (Lake Road) and east of Battle Road and being more particularly described as follows:

Beginning at an existing iron pin at the northeast corner of Williams J. Craig as of record in Instrument #200301030013121 R.O.D.C.

Thence, leaving said William J. Craig with the southerly line of Metropolitan Government Park Board as of record in Deed Book 5079, Page 540, R.O.D.C., the following calls:

S 78°15'10" E a distance of 2281.19' to an iron pin;
N 09°03'05" E a distance of 320.50' to an iron pin;
S 84°56'55" E a distance of 16.50' to an iron pin;
N 09°03'05" E a distance of 695.00' to an iron pin;
S 83°13'12" E a distance of 1999.40' to an iron pin on the westerly line of Brookside Development, LLC, as of record in Deed Book 289, Page 176, R.O.R.C.;

Thence, with said westerly line of Brookside Development, LLC, S 07°03'05" W a distance of 761.50' to an iron pin on the northerly line of Wood Ridge Investments, LLC, as of record in Instrument #200602060014304 R.O.D.C.;

Thence, with the lines of said Wood Ridge Investments, LLC, the following calls:

N 80°26'55" W a distance of 477.00' to an iron pin;
S 07°08'00" W a distance of 1180.79' to an iron pin on the northerly line of Wood Ridge Investments, LLC, as of record in instrument #200512190152015 R.O.D.C.;

Thence, with the northerly line of said Wood Ridge Investments, LLC, the following calls:

S 78°41'51" W a distance of 239.34';
N 60°16'18" W a distance of 888.31';
N 88°00'55" W a distance of 529.20';
N 88°23'57" W a distance of 132.37';

SOUTH a distance of 117.01';
N 79°25'32" W a distance of 264.28' to a point on the northerly right-of-way line of Carothers Road;

Thence, with said Northerly right-of-way line of Carothers Road N 78°02'23" W a distance of 525.27' to a point;

Thence, crossing said Carothers Road S 11°59'08" W a distance of 50.00' to an iron pin at the northwest corner of Wood Ridge Investments, LLC, as of record in Instrument #200504010035673 R.O.D.C.;

Thence, with the westerly line of said Wood Ridge Investments, LLC, S 11°59'08" W a distance of 650.24' to an iron pin;

Thence, leaving said westerly line of said Wood Ridge Investments, LLC, with a severance line through Robert E. Carothers in Deed Book 4819, Page 848, R.O.D.C., N 78°12'32" W a distance of 647.15' to an iron pin at the southeasterly corner of Wood Ridge Investments, LLC as of record in Instrument #200509070107736;

Thence, with the easterly line of said Wood Ridge Investments, LLC, N 11°47'28" E a distance of 650.00' to an iron pin on the southerly right-of-way line of Carothers Road;

Thence, southerly right-of-way line of Carothers Road N 78°12'32" W a distance of 743.66' to an iron pin;

Thence, crossing Carothers Road along the westerly line of said William J. Craig N 08°40'08" E a distance of 865.73' to an iron pin; which is the point of beginning.

Having an area of 5,488,997 square feet or 126.01 acres more or less.

LESS AND EXCEPT THE FOLLOWING TRACTS A PORTION OF WHICH ARE INCLUDED IN THE FOREGOING LEGAL DESCRIPTION:

Tract No. 1:

Being land in the 31st Council District of Davidson County, Nashville, Tennessee, and being a portion of the land conveyed to Wood Ridge Development, LLC as of record in Instrument No. 200609190011 6018, Register's Office for Davidson County, Tennessee, being generally located north of Carothers Road and east of Battle Road and being more particularly described as follows:

Beginning at an existing iron pin at the northeast corner of William J. Craig as of record in Instrument No. 20030130-0013121, Register's Office for Davidson County, Tennessee, and on the south line Metropolitan Government Park Board as of record in Deed Book 5079, page 540, Register's Office for Davidson County, Tennessee, and also being the northwest corner of the herein described land; thence with the south line of said Metropolitan Government Park Board S 78 deg. 15 min. 10 sec E a distance of 59.17 feet to a set iron pin; thence leaving said south line of Metropolitan Government Park Board with a severance line through said Wood Ridge Development LLC, S 08 deg. 40 min. 08 sec. W a distance of 816.81 feet to a set iron pin on the northerly right-of-way line of said Carothers Road; thence with said Northerly right-or-way line of said Carothers Road N. 78 deg. 23 min. 27 sec W a distance of 59.16 feet to an existing iron pin at the southeast corner of said William J. Craig; thence with the east line of said William J. Craig N 08 deg. 40 min. 08 sec. E a distance of 816.95 feet to an existing iron pin; which is the point of beginning. Having an area of 48,264 square feet or 1.11 acres more or less.

Tract No. II:

Being land in the 31st Council District of Davidson County, Nashville, Tennessee, and being a portion of the land conveyed to Wood Ridge Development, LLC as of record in Instrument No. 20060190116018, Register's Office for Davidson County, Tennessee, being generally located north of Carothers Road and east of Battle Road and being more particularly described as follows:

Beginning at a set iron pin being S 78 deg. 15 min 10 sec. E a distance of 59.17 feet to an existing iron pin at the northeast corner of William J. Craig as of record in Instrument No. 20030130-0013121, Register's Office for Davidson County, Tennessee, and on the south line Metropolitan Government Park Board as of record in Deed Book 5079, page 540, Register's Office for Davidson County, Tennessee, and also being the northwest corner of the herein described land; thence with the south line of said Metropolitan Government Park Board S 78 deg. 15 min. 10 sec. E a distance of 207.98 to a set iron pin; thence leaving said south line of Metropolitan Government Park Board with a severance line through said Wood Ridge Development LLC, S 08 deg. 40 min. 08 sec. W a distance of 816.31 feet to a set iron pin on the northerly right-of-way line of said Carothers Road; thence with said northerly right-of-way line of said Carothers Road N 78 deg. 23 min 27 sec W a distance of 207.95 feet to a set iron pin; thence leaving said northerly right-or-way line of said Carothers Road with a severance line through said Wood Ridge Development LLC, N 08 deg. 40 min. 08 sec. E a distance of 816.81 feet to a set iron pin, which is the point of beginning. Having an area of 169,580 square feet or 3.89 acres more or less.

Being a portion of the same property conveyed to Wood Ridge Investments, LLC by deed of record as Instrument No. 20060919-0116017, Register's Office for Davidson County, Tennessee.

Tract No. III:

Being land in the 31st Councilmanic District of Davidson County, Tennessee, and being a portion of the land conveyed to Wood Ridge Investments, LLC as of record in Instrument # 200609190116017, 200504010035673, R.O.D.C., being generally located east of Battle Road and north of Carothers Road and being more particularly described as follows:

Beginning at a set iron pin on the southerly right-of-way line of Carothers Road on the northerly line of said Wood Ridge Investments, LLC as of record in Instrument # 200609220117644, R.O.D.C., 594' +/- from the intersection of Battle Road and Carothers Road;

Thence, leaving said the southerly right-of-way of Carothers Road N 09° 28' 38" E a distance of 54.18' to a set iron pin on the northerly right-of-way line of Carothers Road on the southerly line of William J. & Gloria Craig as of record in Instrument # 200701190007961 R.O.D.C.;

Thence, with said northerly right-of-way line of Carothers Road and the southerly line of William J. & Gloria Craig S 78° 23' 27" E a distance of 63.95' to a set iron pin on the westerly line of said Wood Ridge Investments, LLC as of record in Instrument # 200609190116017 R.O.D.C.;

Thence, with said westerly line of said Wood Ridge Investments, LLC, N 08° 40' 08' E a distance of 5.45' to an existing iron pin;

Thence, with a severance line through said Wood Ridge Investments, LLC the following calls:

S 78° 12' 32" E a distance of 139.40' to a set iron pin;
N 11° 47' 28" E a distance of 13.00' to a set iron pin;
S 78° 12' 32" E a distance of 50.00' to a set iron pin;
S 11° 47' 28" W a distance of 13.00' to a set iron pin;
S 78° 12' 32" E a distance of 338.18' to a set iron pin;
S 82° 02' 32" E a distance of 51.93' to a set iron pin;
N 11° 47' 28" E a distance of 9.49' to a set iron pin;

Thence, S 78° 12' 32' E a distance of 59.00' to a set iron pin;

Thence, S 11° 47' 28" W a distance of 7.28 to a set iron pin; with a curve turning to the right, a delta angle of 19° 02' 47", with an arc length of 128.00', a radius of

385.05', a chord bearing of S 68° 17' 30" E, and a chord length of 127.41' N 32° 57' 19" a distance of 259.41' to a set iron pin;
N 49° 54' 18" W a distance of 12.48' to a set iron pin;
N 40° 05' 42" E a distance of 50.00' to a set iron pin;
S 49° 54' 18" a distance of 9.61' to a set iron pin;
N 35° 48' 31" a distance of 5.33' to a set iron pin;
S 54° 11' 29" E a distance of 50.00' to a set iron pin;
S 35° 48' 31" W a distance of 9.08' to a set iron pin;
S 49° 54' 18" E a distance of 520.87' to a set iron pin;
with a curve turning to the left, a delta angle of 28° 33' 10", with an arc length of 47.38', a radius of 95.07', a chord bearing of S 64° 10' 53" E, and a chord length of 46.89' to a point on the westerly line of Carothers Crossing Phase 2 Section 1 as of record in Instrument # 200708070093924, R.O.D.C.

Thence, with said westerly line of Carothers Crossing Phase 2 Section 1, the following calls:
S 11° 32' 32' W a distance of 50.00' to a set iron pin;
S 78° 27' 28" E a distance of 90.00' to a set iron pin;
S 11° 32' 32" W a distance of 70.08' to a set iron pin;
S 00° 55' 49" E a distance of 257.33' to a set iron pin;
S 14° 53' 36" W a distance of 141.02' to a set iron pin;
N 66° 39' 57" W a distance of 50.99' to a set iron pin;
S 23° 20' 03" W a distance of 84.00' to a set iron pin;

Thence, with a severance line through Wood Ridge Investments, LLC, as of record in Instrument #200504010035673 and 200609190116017, R.O.D.C., the following calls:
N 66° 39' 57" W a distance of 128.09' to a set iron pin;
with a curve turning to the right, a delta angle of 20° 04' 14", with an arc length of 163.59', a radius of 467.00', a chord bearing of N 56° 37' 51" W, and a chord length of 162.75' to a set iron pin;
S 86° 45' 42" W a distance of 211.46' to a set iron pin;
N 78° 56' 52" W a distance of 2.51' to a set iron pin;
N 11° 03' 08" E a distance of 20.00' to a set iron pin;
N 86° 45' 42" E a distance of 231.33' to a set iron pin;
with a curve turning to the right, a delta angle of 13° 43' 02", with an arc length of 104.62', a radius of 437.00', a chord bearing of N 39° 50' 41' W, and a chord length of 104.37' to a set iron pin;
N 32° 59' 10" W a distance of 317.64' to a set iron pin; with a curve turning to the left, a delta angle of 21° 21' 27", with an arc length of 176.32', a radius of 473.00', a chord bearing of N 43° 39' 53" W, and a chord length of 175.30' to a set iron pin;
S 32° 57' 19" W a distance of 7.80' to a set iron pin;

N 57° 02' 41" W a distance of 50.00' to a set iron pin;
N 32° 57' 19" E a distance of 7.51' ton set iron pin;

with a curve turning to the left, a delta angle of 17° 48' 20", with an arc length of 146.99', a radius of 473.00', a chord bearing N 69° 18' 22" W, and a chord length of 146.40' to a set iron pin;
N 78° 12' 32" W a distance of 491.33' to a set iron pin;
N 80° 10' 46" W a distance of 166.26' to a set iron pin; which is the point of beginning.

Having an area of 430,119 Square Feet or 9.87 Acres +/-.

The legal description is based upon a survey dated Dec. 21, 2007, prepared by Duclos Survey and Design, Inc., Kirk S. Duclos, TRLS# 1936.

Being part of the property conveyed to WOOD RIDGE INVESTMENTS, LLC, by deeds of record as Instrument No. 20050907-0107736, Instrument No. 20050401-0035673, Instrument No. 20060922-0117644 and Instrument No. 20060919-0116017, said Register's Office.

## EXHIBIT B

1. Taxes for the year of 2009 a lien, now due and payable, but not yet delinquent.

2. Taxes for the year of 2008, a lien, now due, payable and delinquent.

3. Applications for greenbelt assessment in Book 5611, pages 996 and 998, Book 9069, pages 414, and Book 9078, pages 577 and 578, Register's Office for Davidson County, Tennessee.

4. Subject to "roll-back taxes" for the statutory period if the land is converted to a use other than those stipulated in the provisions of T.C.A § 67-5-1001.

5. Easement for the flow of a creek across the subject premises.

6. Access, Drainage, Utility and Pedestrian Easement of record at Instrument Number 20070119-0007972, Register's Office for Davidson County, Tennessee.

7. Easement and Memorandum of Agreement of record at Instrument Number 20070123-0009057, Register's Office for Davidson County, Tennessee.

8. Right of Way Easement to Colonial Pipeline Company of record in Book 3578, page 491, Register's Office for Davidson County, Tennessee.

9. Right of Way Deed to Davidson County of record in Book 2748, page 587, Register's Office for Davidson County, Tennessee.

10. Right of Way Easement to Colonial Pipeline Co. of record in Book 4588, page 484, Register's Office for Davidson County, Tennessee.

11. Metro Codes Letter of record in Book 6727, page 498, Register's Office for Davidson County, Tennessee.

12. All matters shown on the boundary survey dated July 31, 2006, prepared by Kirk S. Duclos, RLS No. 1936, Duclos Survey and Design, Inc., P.O. Box 241, Nolensville, TN 37135.

13. Subject to rights of others in and to the common areas and/or elements.

14. Easements, or claims of easements, not shown by the public records.

15. Rights or claims of parties in possession not shown by the public record.

16. Any lien, claim or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by public records.

17. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries, or other facts which a correct survey should show.

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