BILL GARRETT, Davidson County
Trans:T20120020893 DEEDWARRSP
Recvd: 03/22/12 14:20 3 pgs
Fees:18.00 Taxes:59.20
20120322-0024506

This instrument prepared by:

Closing & Title Services, Inc.
533 Rivergage Parkway
Goodlettsville, TN 37072

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
CHARLES GALIWANGO 2529 Shays Lane Brentwood, TN 37027	Same	MAP 163-07 A PAR 043.00CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $16,000.00.

AFFIANT

Subscribed and sworn to before me, this the 20th day of March, 2012.

NOTARY PUBLIC

My Commission Expires: 10-28-2015

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PNB HOLDING CO. 2, INC., a Tennessee corporation**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **CHARLES GALIWANGO**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR A COMPLETE LEGAL DESCRIPTION

This is unimproved property located known as 1858 WILD OAKS COURT, ANTIOCH, TN 37013

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments there unto belonging or in any wise appertaining to GRANTEE, his heirs and assigns, forever.

GRANTOR further covenants with the GRANTEE that it is lawfully seized

and possessed of said land in fee simple, and has good right to convey it, and the GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, his heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (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.

This conveyance is made and accepted without any warranties, express or implied, as to the condition of the property conveyed and said property is conveyed and accepted "AS IS". By acceptance of this deed, grantees acknowledges that they have inspected the property and is satisfied with its condition and he accepts the property "AS IS".

IN WITNESS WHEREOF, GRANTOR, by its duly authorized officer, has executed this Special Warranty Deed on the 20th day of March, 2012.

PNB HOLDING CO. 2, INC., a Tennessee corporation

BY: _____

ALLEN DIXON
as such duly Authorized Officer

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, a Notary Public in and for said County and State, the within named **ALLEN DIXON, AS the duly Authorized Officer of PNB HOLDING CO. 2, INC., a Tennessee**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the duly **Authorized Officer of PNB HOLDING CO. 2, INC., a Tennessee** and is authorized by same to execute this instrument on its behalf by signing the name of **ALLEN DIXON, as the duly Authorized Officer.**

Witness my hand and official seal at Nashville, Tennessee, this 20th day of March, 2012.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-28-2015

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

CTS\SPEC-WD.WPD

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 43 on the Final Plat of Ridgeview UDO, Phase One, of record in Instrument No. 20080603-0056596, Register's Office for Davidson County, Tennessee, to whichplan reference is hereby made.

Being a portion of the same property conveyed to PNB HOLDING CO. 2, INC., a Tennessee corporation by Quitclaim Deed from Pinnacle National Bank of record in Instrument No. 20111228-0101445, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following matters:

Any and all unpaid taxes payable to Metropolitan Government of Nashville and Davidson County, Tennessee, that may be a lien against the property.

Plan of record in Instrument No. 20080312-0025065, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, with Metro of record in Book 8757, page 832, said Register's Office.

Stormwater Detention Agreement with Metro of record in Instrument No. 20060809-0097641, said Register's Office.

Declaration of Covenants, Conditions and Restrictions for Ridgeview Heights Homeowner's Association, Inc. of record in Instrument No. 20080512-0048644, said Register's Office.

Grant of Easement to Comcast of Nashville, LLC of record in Instrument No. 20090316-0023090, said Register's Office.

Declaration of Reciprocal Easement Agreement with Lakeshore Christian Church of record in Instrument No. 20081203-0117279, said Register's Office.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities with Metro of record in Instrument No. 20081120-0114320, said Register's Office, as superseded by the Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument No. 20090922-0088019, said Register's Office.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities with Metro of record in Instrument No. 20081120-0114360, said Register's Office.