BILL GARRETT, Davidson County
Trans:T20120044236 DEEDWARRSP
Recvd: 06/15/12 09:08 3 pgs
Fees:18.00 Taxes:284.90

20120615-0052505

This instrument prepared by:

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

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
JASON WAYNE GRIFFIN 1309 Creekview Court Nashville, TN 37221	SAME	MAP 11506 PARCEL 07900

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $77,000.00.

AFFIANT

Subscribed and sworn to before me, this the 1st day of June, 2012.

NOTARY PUBLIC

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-9-16

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 JASON WAYNE GRIFFIN AND WIFE, WENDY LYNN GRIFFIN, hereinafter called the GRANTEES, their 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 improved property located known as: 925 Davidson Drive, Nashville, TN 37205

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

GRANTOR further covenants with the GRANTEES 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 GRANTEES, their 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 are satisfied with its condition and they accept the property "AS IS".

IN WITNESS WHEREOF, GRANTOR, by its duly authorized officer, has executed this Special Warranty Deed on the 1st day of June, 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 1 day of June, 2012.

_____
NOTARY PUBLIC

SHARON B. MOORHEAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: 11/7/12

CTS\SPEC-WD.WPD

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of West Meade Hills, Section 1, of record in Plat Book 2900, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being 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. 20111228-0101439, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

2012 taxes constitute a lien, although not yet due and payable until October 1, 2012.
2011 Davidson County Taxes in the amount of $1,961.75 are paid. (MAP 115-06 PARCEL 7900)

Subject to all matters shown on the plan of record in Plat Book 2900, page 62, said Register's Office.

Subject to Restrictive covenants contained in Book 2998, page 13, said Register's Office.