Davidson County DEEDWARRSP
Recvd: 09/05/12 16:05 4 pgs
Fees:23.00 Taxes:59.20
20120905-0080392

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 208 AUGUSTA NATIONAL CT FRANKLIN, TN 37069	Same	MAP 163-07 GROUP A PARCEL 132CO

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 4th day of August, 2012.

NOTARY PUBLIC

My Commission Expires: 7-5-16

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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 2201 DALE VIEW DRIVE, 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 31st day of August, 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 31 day of August, 2012.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/1/16

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

CTS\SPEC-WD.WPD

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 128 on the Final Plat of Ridgeview UDO, Phase One, of record in Instrument No. 200806030056596, as amended in Final Plat Resubdivision of Lots 1-11; 61-66, 76-95 & 102-132 Ridgeview UDO Phase One, of record in Instrument No. 201208070070420, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being a portion of the same property conveyed to PNB Holding Co. 2, Inc., a Tennesee corporation by Quitclaim Deed from Pinnacle National Bank of record in Instrument No. 20111228-0101445, conveyance dated December 27, 2011, Register's Office of Davidson County, Tennessee.

<u>This conveyance is made subject to:</u>

2012 taxes constitute a lien, although not yet due and payable until October 1, 2012.
2011 Davidson County Taxes in the amount of $361.40 are PAID. (MAP 163-07 GROUP A PARCEL 13200CO)
If improvements are made after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The company assumes no liability for taxes assessed by correction pursuant to TCA 67-607 et seq.

All matters shown on the Plan of record in Instrument No. 200806030056596, as amended in Instrument No. 201208070070420, 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, and supplementary & amended declarations of record in Instrument No. 20120619-0053771, 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.

True Copy Certification

I, Yvette Meldrum, 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.

Yvette Meldrum

Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley

Notary's Signature

My Commission Expires: 06/14/2013

