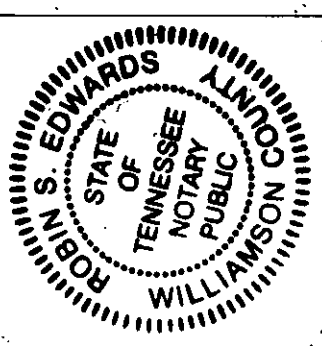



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

Subscribed and sworn to before me, this 26th day of September, 2012.

Notary Public

My commission expires: 2/4/2015

BILL GARRETT, Davidson County
Trans: T20120074498 DEEDWARRSP
Recvd: 10/02/12 14:32 2 pgs
Fees: 13.00 Taxes: 59.20

20121002-0089890

**THIS INSTRUMENT PREPARED BY**
**McCann, Hubbard & Solomon**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

## SPECIAL WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Arkan Muhammed**<br>**Ramiza Sayfadeen** | **New Owner** | **Map\Parcel: 174-11-0-A-472.00CO** |
| **3008 Katonka Drive** | | |
| **Antioch, TN 37013** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**PNB Holding Co. 2, Inc., a Tennessee corporation**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Arkan Muhammed and Ramiza Sayfadeen**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being all of Lot No. 256, Final Plat, Cluster Lot Subdivision, Cane Ridge Farms, Phase Six, Section Three, a plat appearing of record in Instrument Number 20064601-0064580, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING PART OF the same property conveyed to PNB Holding Co. 2, Inc., a Tennessee corporation, by Quitclaim Deed from Pinnacle National Bank, a national banking association, dated 12/27/11 and recorded 12/27/11 in Instrument Number 20111227-0100813; and part of the same property previously conveyed to Pinnacle National Bank by Debtor's Deed from Cane Ridge Farms, LLC, a Tennessee limited liability company, dated 12/27/10 and recorded 1/3/11 in Instrument Number 20110103-0000687, as re-recorded on 1/5111 in Instrument Number 20110105-0001587; and part of the same property previously conveyed to Cane Ridge Farms, LLC, a Tennessee limited liability company, by Warranty Deed from JL Investments, LLC, a Tennessee limited liability company, dated 4/13/99 and recorded 4/14199 in Book 11431, Page 163, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Subject to all matters as set forth per Instrument Number 20060601-0064580, Register's Office for said County.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.
Subject to Declaration of Covenants, Conditions and Restrictions & By-Laws of record in Instrument Number 20000905-0087103; amended in Instrument Numbers 20001204-0119093, 20010815-0088370, 20040319-0031603, 20041102-0131848 and 20100526-0040558, said Register's Office.
HOA Charter of record in Instrument Number 20010815-0088360, said Register's Office.
Assignment of Declarant Rights of record in Instrument Number 20120524-0045182, said Register's Office.
Transmission Line Easements of record in Book 4428, Page 5E5 and Book 4420, Page 36, said Register's Office.

Utility Easement of record in Book 5078, Page 476, said Register's Office. Easements to United Telephone Company of record in Instrument Number 20020123-0009340 and Instrument Number 20060607-0067535, said Register's Office.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is unimproved property known as 3008 Katonka Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and hereditaments thereunto belonging or in any wise appertaining to **Grantee**, its successors and assigns, in fee simple forever.

**Grantor** further covenants that **Grantor** is seized and possessed of the said real estate and has the right to convey it and binds itself and its successors to warrant and forever defend the title to said real estate to **Grantees**, its successors and assigns, against the lawful claims of all persons claiming by, through, or under **Grantor** but not further or otherwise.

Witness my/our hand(s) this 26th day of September, 2012.

PNB Holding Co. 2, Inc.

By: Allen Dixon, Authorized Officer

**STATE OF TENNESSEE**
**COUNTY OF ~~WILLIAMSON~~ DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Allen Dixon, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Officer of PNB Holding Co. 2, Inc. and is authorized by said banking corporation to execute this instrument on its behalf.

Witness my hand, at office, this 26th day of September, 2012.

Notary Public

My Commission Expires: 05-23-15

ALISON F. FILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 120904CD
**RECORD & RETURN TO:**
**McCann, Hubbard & Solomon**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**