BILL GARRETT, Davidson County
Trans:T20130056076 DEEDWARRSP
Recvd: 07/02/13 09:36 7 pgs
Fees:38.00 Taxes:2146.00
20130702-0068071

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

SPECIAL WARRANTY DEED

Address New Owner(s):	**Send Tax Bills To:**	**Map-Parcel #:**
AF PB2, LLC 135 Hampton Place Nashville, TN 37215	New Owner	163-122.00

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **PNB Holding Co. 2, Inc., a Tennessee Corporation** (GRANTORS), have this day bargained and sold and hereby transfers and conveys to **AF PB2, LLC, a Tennessee limited liability company** (GRANTEES), certain real property in Davidson County, Tennessee, described as follows:

See Attached Exhibit A

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 acknowledge that if it/he has inspected the property and are satisfied with its condition and it/he accepts the property "as is".

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs, and assigns, forever; and Grantors do covenant with Grantees that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as shown on Exhibit B attached hereto; and Grantors do further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantors, but not otherwise.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument or have caused this instrument to be executed on this 28th day of June, 2013.

PNB Holding Co. 2, Inc., a Tennessee Corporation

By: _____
Allen Dixon, Authorized Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Allen Dixon, Authorized Officer of PNB Holding Co. 2, Inc., a Tennessee Corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Authorized Officer of PNB Holding Co. 2, Inc., a Tennessee Corporation, the within bargainor, a corporation, and that he as such Authorized Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said Allen Dixon, as Authorized Officer.

Witness my hand and official seal, at office at NASHVILLE TENNESSEE
on this 28th day of June, 2013.

Alison F. Filson

Notary Public
My Commission Expires: 05-23-15

ALISON F. FILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is **$580,000.00**.

Affiant

Subscribed and sworn to before me, this 28th day of June, 2013.

Alison F. Filson

Notary Public
My Commission Expires: 05-23-15

ALISON F. FILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ALISON F. FILSON
STATE OF TE
LIAMSON CO

Exhibit A
Legal Description

Commencing at an iron rod situated in the easterly margin of Bell Road, said point also being the northwest corner of Ridgeview UDO, Phase One of record in Instrument No. 20080603-0056596, in the Register's Office for Davidson County, Tennessee.

Thence, leaving said margin, S 82°42'58" E, a distance of 370.05 feet to an iron rod;

Thence, N 38°56'13" E, a distance of 82.52 feet to the point of beginning of the herein described tract of land;

Thence, N 38°56'13" E, a distance of 132.51 feet to an iron rod; Thence, N 39°07'39" E, a distance of 220.25 feet to an iron rod; Thence, N 87°18'22" W, a distance of 10,00 feet to an iron rod; Thence, N 39°22'09" E, a distance of 223.75 feet to an iron rod; Thence, S 82°03'21" E, a distance of 1545.15 feet to an iron rod; Thence, S 08°04'34" W, a distance of 349.27 feet to an iron rod; Thence, S 74°44'59" E, a distance of 331.33 feet to an iron rod; Thence, S 08°47'59" W, a distance of 784.39 feet to an iron rod; Thence, N 88°26'32" W, a distance of 432.58 feet to an iron rod; Thence, S 01°28'46" W, a distance of 240.43 feet to an iron rod; Thence, N 89°11'45" W, a distance of 78.55 feet to an iron rod; Thence, S 62°29'28" W, a distance of 219.99 feet to an iron rod; Thence, S 62°24'48" W, a distance of 108.15 feet to an iron rod; Thence, S 61°14'49" W, a distance of 415.88 feet to an iron rod; Thence, N 38°26'40" W, a distance of 112.49 feet to an iron rod; Thence, N 19°45'29" W, a distance of 43.16 feet to an iron rod; Thence, N 34°08'30" W, a distance

of 135.77 feet to an iron rod; Thence, N 52°08'12" W, a distance of 155.00 feet to an iron rod; Thence, N 58°00'30" W, a distance of 173.81 feet to an iron rod;

Thence, N 28°04'52" W, a distance of 140.51 feet to an iron rod; Thence, N 54°44'21" W, a distance of 202.06 feet to an iron rod; Thence, N 01°54'37" W, a distance of 114.68 feet to an iron rod; Thence, N 28°35'02" E, a distance of 130.90 feet to an iron rod; Thence, N 04°18'08" W, a distance of 40.32 feet to an iron rod; Thence, N 13°06'29" W, a distance of 98.56 feet to an iron rod; Thence, N 01°46'43" E, a distance of 31.13 feet to an iron rod; Thence, N 33°04'51" E, a distance of 37.12 feet to an iron rod; Thence, N 54°20'06" E, a distance of 26.72 feet to an iron rod; Thence, N 82°29'52" E, a distance of 24.31 feet to an iron rod; Thence, N 38°54'50" E, a distance of 64.00 feet to an iron rod; Thence, N 37°18'43" E, a distance of 10.00 feet to an iron rod;

Thence, S 56°49'32" E, a distance of 11.84 feet to an iron rod; Thence, N 33°10'28" E, a distance of 70.00 feet to an iron rod; Thence, N 56°49'32" W, a distance of 15.72 feet to an iron rod; Thence, N 19°28'26" E, a distance of 13.19 feet to an iron rod; Thence, N 38°45'24" E, a distance of 40.27 feet to an iron rod; Thence, N 21°01'33" E, a distance of 47.07 feet to an iron rod; Thence, N 23'51'14" E, a distance of 9.22 feet to an iron rod; Thence, N 56°49'32" W, a distance of

288.53 feet to an iron rod; Thence, N 56°49'32" W, a distance

of 4.05 feet to an iron rod;

Thence, along a curve to the left, having a central angle of 29°12'27", a radius of 393.00 feet, a tangent of 102.40 feet, a length of 200.34 feet, and having a chord which bears N 71°25'46" W, a distance of 198.18 feet to the point of beginning and containing 2,759,796.325 square feet or 63.356 acres of land.

The foregoing legal description was derived from an ALTA Land Title Survey (File No. 4212alt.dgn; Project No. 24212.00) prepared and certified on September 19, 2005 by Kenneth A. Bau (Registration Number 2019) of Gresham, Smith & Partners, 1400 Nashville City Center, 511 Union Street, Nashville, Tennessee 37219.

Being a portion of the same property conveyed to PNB Holding Company 2, Inc. of record in Instrument No. 20111228-0101445, in the Register's Office for Davidson County, Tennessee.

Exhibit B
Permitted Exceptions

1. All matters appearing on the Final Plat of Ridgeview UDO, Phase One, as of record in Instrument No. 20080603-0056596, Register's Office for Davidson County, Tennessee.

2. All matters appearing on the Final Plat of the Resubdivision of Lots 1-11, 61-66, 76-95, & 102-132, Ridgeview UDO, Phase One, as of record in Instrument No. 20120807-0070420, Register's Office for Davidson County, Tennessee.

3. All matters appearing on the Final Plat of the Shoppes at Ridgeview Planned Unit Development, a Minor Subdivision, as of record in Instrument No. 20081222-0121716

4. All matters appearing on the ALTA Land Title Survey (File No. 4212alt.dgn; Project No. 24212.00) prepared and certified on September 19, 2005 by Kenneth A. Bau (Registration Number 2019) of Gresham, Smith & Partners, 1400 Nashville City Center, 511 Union Street, Nashville, Tennessee 37219.

5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080512-0048644; as Supplemented and Amended in Instrument No. 20120619-0053771, Register's Office for Davidson County, Tennessee; and as provided in those By-Laws appended thereto; and as provided in the Homeowners Association Charter appended thereto; but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Strom Drainage of record in Book 8757, page 832 and in Book 8764, page 706, Register's Office for Davidson County, Tennessee.

7. Stormwater Detention Agreement of record in Instrument No. 20060809-0097641, Register's Office for Davidson County, Tennessee.

8. Easement granted to Comcast of Nashville I, LLC, of record in Instrument No. 20090316-0023090, Register's Office for Davidson County, Tennessee.

9. Declaration of Reciprocal Easement agreement with Lakeshore Christian Church, of record in Instrument No. 20081203-0117279, Register's Office for Davidson County, Tennessee.

10. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20081120-0114320, as superseded in Instrument No. 20090922-0088019, Register's Office for Davidson County, Tennessee.

11. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20081120-0114360, Register's Office for Davidson County, Tennessee.

12. Rights of others in and to the common areas/elements

13. The acreage and square footage mentioned in the legal description is only for convenience in identifying the tract; no insurance is afforded exact amount of acreage and square footage herein described.

14. Any and all easements, rights-of-way, encumbrances, conditions, and any statement of facts that an accurate survey or independent inspection would disclose.

15. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

16. General or special taxes and assessments required to be paid in the year 2013 and subsequent years for Map-Par. No. 163-122.00.