BILL GARRETT, Davidson County
Trans:T20130056076 DEEDWARRSP
Recvd: 07/02/13 09:46 12 pgs
Fees:63.00 Taxes:1646.50
20130702-0068072

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<br>135 Hampton Place<br>Nashville, TN 37215 | New Owner | See attached Exhibit C |

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 **$445,000.00**.

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

**Exhibit A**
**Legal Description**

**A tract of land in the 33rd Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, and being more fully described as follows:**

**Beginning at a 5/8" iron rod found in the South right of way line of Bell Road, said iron rod being the Northeast corner of the BELL FORGE COMMERCIAL PARK plat, Section Three, of record in Plat Book 6250, page 322.**

**Thence, with the said right of way line of Bell Road as follows: along an arc 175.92 feet to the left, having a radius of 1712.14 feet, the chord of which is North 42 Degrees 14 Minutes 00 Seconds East for a distance of 175.84 feet to a 5/8" iron rod found;**

**Thence, North 39 Degrees 22 Minutes 14 Seconds East a distance of 226.21 feet to a 5/8" iron rod found;**

**Thence, leaving said right of way line with the WILLIAM R. HARDING property, of record in Deed Book 3223, page 638, as follows:**

**South 82 Degrees 42 Minutes 58 Seconds East a distance of 370.05 feet to a 5/8" iron rod found;**

**Thence, North 38 Degrees 56 Minutes 13 Seconds East a distance of 215.03 feet to a 5/8" iron rod found;**

**Thence, with the NORMAN W HARDING property, of record in Inst. No. 20040611-0069621, as follows:**

**North 39 Degrees 07 Minutes 39 Seconds East a distance of 220.25 feet to a 5/8" iron rod found;**

**Thence, North 87 Degrees 18 Minutes 21 Seconds West a distance of 10.00 feet;**

**Thence, with the DANNY J. REED property, of record in Deed Book 4262, page 90 North 39 Degrees 22 Minutes 09 Seconds East a distance of 223.75 feet;**

**Thence, with THE CLUB AT HICKORY HOLLOW plat, of record in Plat Book 6250, page 838 South 82 Degrees 03 Minutes 21 Seconds East a distance of 1545.15 feet to a 4x4 concrete monument found, with lead disk;**

**Thence, with the PAUL ANTHONY HOOVER property, of record in Inst. No. 199912090301423, as follows:**

**South 08 Degrees 04 Minutes 34 Seconds West a distance of 349.27 feet to a 5/8" iron rod**

found;

Thence, South 74 Degrees 44 Minutes 59 Seconds East a distance of 331.33 feet to a 5/8" iron rod found;

Thence, South 08 Degrees 47 Minutes 59 Seconds West a distance of 784.39 feet to a 5/8" iron rod found;

Thence, with MUR-CI HOMES SUBDIVISION plat, of record in Plat Book 7900, page 447 as follows:

North 88 Degrees 26 Minutes 32 Seconds West a distance of 432.58 feet to 5/8" iron rod found;

Thence, South 01 Degrees 28 Minutes 45 Seconds West a distance of 240.43 feet to a 1/2" iron rod found at the end of Baby Ruth Lane;

Thence, with the said right of way line of Baby Ruth Lane, and the ROBERT T. COCHRAN, JR property, of record in Deed Book 7376, page 414 North 89 Degrees 11 Minutes 45 Seconds West a distance of 78.55 feet;

Thence, with BABY RUTH LANE ESTATES plat, Section Two, of record in Plat Book 11190, page 102, as follows:

South 62 Degrees 29 Minutes 28 Seconds West a distance of 219.99 feet to a 3/8" iron rod found;

Thence, South 62 Degrees 24 Minutes 48 Seconds West a distance of 108.15 feet;

Thence, South 61 Degrees 14 Minutes 49 Seconds West a distance of 474.74 feet to a 5/8" iron rod found;

Thence, with said BABY RUTH LANE ESTATE plat, and with BABY RUTH LANE ESTATE plat, Section One, of record in Plat Book 9700, page 611 South 9 Degrees 38 Minutes 55 Seconds West a distance of 622.52 feet to a 5/8" iron rod found;

Thence, with the JACK NIXON property, of record in Deed Book 9426, page 394 and that part of BELL FORGE VILLAGE III, as shown on Tax Map 163 North 67 Degrees 06 Minutes 13 Seconds West a distance of 261.64 feet to a 1" iron rod found;

Thence, with said BELL FORGE VILLAGE III and BELL FORGE VILLAGE III plat, Section Five, of record in Plat Book 6900, page 632 North 50 Degrees 57 Minutes 56 Seconds West a distance of 472.09 feet to a 3/4" iron rod found in the east right of way line of Bell Forge Parkway;

Thence, with said right of way line and BELL FORGE VILLAGE Ill plat, Section Five

North 50 Degrees 51 Minutes 55 Seconds West a distance of 214.02 feet to a 1/2" iron rod found;

Thence, with the F. E. DAVENPORT property, of record in Deed Book 10182, page 129 North 25 Degrees 00 Minutes 13 Seconds West a distance of 686.39 feet to a 4x4 concrete monument found, with lead disk;

Thence, with said BELL FORGE COMMERCIAL PARK plat, North 24 Degrees 15 Minutes 59 Seconds West a distance of 786.44 feet and the POINT OF BEGINNING.

The above described parcel contains 100.65 acres (4,384,128 sq. ft.).

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.

INCLUDED within the foregoing metes and bounds legal description are those lots and parcels described and known as:

Land in Davidson County, Tennessee, Being Lot Nos. 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 40, 69, 70, 72, 74, 75, 123, 140, 141, 142, 143, 144, and 145, on the Final Plat of Ridgeview UDO, Phase One, as of record in Instrument No. 20080603-0056596, Register's Office for Davidson County, Tennessee.

And:

Land in Davidson County, Tennessee, Being Lot Nos. 45, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 124, 125, and 126, 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.

And:

Land in Davidson County, Tennessee, Being any and all Common Area/Open Space shown on Final Plat of record in Instrument No. 20080603-0056596 and in Instrument No. 20120807-0070420, Register's Office for Davidson County, Tennessee.

And:

Land in Davidson County, Tennessee, Being a 0.433ac parcel shown as Future Development and a 0.324ac parcel shown as Future Development 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.

AND FURTHER:

INCLUDED within the foregoing metes and bounds legal description but specifically EXCLUDED are those lots and parcels having since been out conveyed and described and known as:

Land in Davidson County, Tennessee, Being Lot Nos. 23, 24, 25, 26, 37, 38, 39, 41, 42, 43, 44, 67, 68, 71, 73, 96, 97, 98, 99, 100, 101, 121, 122, 133, 134, 135, 136, 137, 138, 139, 146, 147, 148, 149, and 150, on the Final Plat of Ridgeview UDO, Phase One, as of record in Instrument No. 20080603-0056596, Register's Office for Davidson County, Tennessee.

And:

Land in Davidson County, Tennessee, Being Lot Nos. 46, 127, and 128, 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.

And:

Land in Davidson County, Tennessee, Being Lot Nos. 1 and 2, on the Final Plat of the Shoppes at Ridgeview Planned Unit Development, a Minor Subdivision, as of record in Instrument No. 20081222-0121716, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to PNB Holding Co. 2, Inc., a Tennessee Corporation by Quitclaim Deed from Pinnacle National Bank, dated December 27, 2011, filed December 28, 2011, in Instrument No. 20111228-0101445, Register's Office for Davidson County, Tennessee, and further being a portion of the property conveyed to Pinnacle National Bank by Successor Trustee's Deed from James C. Cotey, Successor Trustee, dated May 20, 2010, filed May 24, 2010, in Instrument No. 20100524-0039832, said Register's Office, as corrected by Trustee's Deed of Correction, Subordination, and Reinstatement of Encumbrances of record in Instrument No. 20110830-0067109, said Register's Office.

**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. Nos. on Exhibit C.

**Exhibit C**
**Map-Par. Nos.**

| | | |
|---|---|---|
| Map & Parcel No. | 163-7-A-12.00 | Lot 12 |
| Map & Parcel No. | 163-7-A-13.00 | Lot 13 |
| Map & Parcel No. | 163-7-A-14.00 | Lot 14 |
| Map & Parcel No. | 163-7-A-15.00 | Lot 15 |
| Map & Parcel No. | 163-7-A-16.00 | Lot 16 |
| Map & Parcel No. | 163-7-A-17.00 | Lot 17 |
| Map & Parcel No. | 163-7-A-18.00 | Lot 18 |
| Map & Parcel No. | 163-7-A-19.00 | Lot 19 |
| Map & Parcel No. | 163-7-A-20.00 | Lot 20 |
| Map & Parcel No. | 163-7-A-21.00 | Lot 21 |
| Map & Parcel No. | 163-7-A-22.00 | Lot 22 |
| Map & Parcel No. | 163-7-A-27.00 | Lot 27 |
| Map & Parcel No. | 163-7-A-28.00 | Lot 28 |
| Map & Parcel No. | 163-7-A-29.00 | Lot 29 |
| Map & Parcel No. | 163-7-A-30.00 | Lot 30 |
| Map & Parcel No. | 163-7-A-31.00 | Lot 31 |
| Map & Parcel No. | 163-7-A-32.00 | Lot 32 |
| Map & Parcel No. | 163-7-A-33.00 | Lot 33 |
| Map & Parcel No. | 163-7-A-34.00 | Lot 34 |
| Map & Parcel No. | 163-7-A-35.00 | Lot 35 |
| Map & Parcel No. | 163-7-A-36.00 | Lot 36 |
| Map & Parcel No. | 163-7-A-40.00 | Lot 40 |

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| Map & Parcel No. | 163-7-A-45.00 | Lot 45 |
| Map & Parcel No. | 163-7-A-47.00 | Lot 47 |
| Map & Parcel No. | 163-7-A-48.00 | Lot 48 |
| Map & Parcel No. | 163-7-A-49.00 | Lot 49 |
| Map & Parcel No. | 163-7-A-50.00 | Lot 50 |
| Map & Parcel No. | 163-7-A-51.00 | Lot 51 |
| Map & Parcel No. | 163-7-A-52.00 | Lot 52 |
| Map & Parcel No. | 163-7-A-53.00 | Lot 53 |
| Map & Parcel No. | 163-7-A-54.00 | Lot 54 |
| Map & Parcel No. | 163-7-A-55.00 | Lot 55 |
| Map & Parcel No. | 163-7-A-56.00 | Lot 56 |
| Map & Parcel No. | 163-7-A-57.00 | Lot 57 |
| Map & Parcel No. | 163-7-A-69.00 | Lot 69 |
| Map & Parcel No. | 163-7-A-70.00 | Lot 70 |
| Map & Parcel No. | 163-7-A-72.00 | Lot 72 |
| Map & Parcel No. | 163-7-A-74.00 | Lot 74 |
| Map & Parcel No. | 163-7-A-75.00 | Lot 75 |
| Map & Parcel No. | 163-7-A-76.00 | Lot 76 |
| Map & Parcel No. | 163-7-A-77.00 | Lot 77 |
| Map & Parcel No. | 163-7-A-78.00 | Lot 78 |
| Map & Parcel No. | 163-7-A-79.00 | Lot 79 |
| Map & Parcel No. | 163-7-A-80.00 | Lot 80 |
| Map & Parcel No. | 163-7-A-81.00 | Lot 81 |

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| Map & Parcel No. | 163-7-A-82.00 | Lot 82 |
| Map & Parcel No. | 163-7-A-83.00 | Lot 83 |
| Map & Parcel No. | 163-7-A-84.00 | Lot 84 |
| Map & Parcel No. | 163-7-A-85.00 | Lot 85 |
| Map & Parcel No. | 163-7-A-86.00 | Lot 86 |
| Map & Parcel No. | 163-7-A-87.00 | Lot 87 |
| Map & Parcel No. | 163-7-A-102.00 | Lot 102 |
| Map & Parcel No. | 163-7-A-103.00 | Lot 103 |
| Map & Parcel No. | 163-7-A-104.00 | Lot 104 |
| Map & Parcel No. | 163-7-A-105.00 | Lot 105 |
| Map & Parcel No. | 163-7-A-106.00 | Lot 106 |
| Map & Parcel No. | 163-7-A-107.00 | Lot 107 |
| Map & Parcel No. | 163-7-A-108.00 | Lot 108 |
| Map & Parcel No. | 163-7-A-109.00 | Lot 109 |
| Map & Parcel No. | 163-7-A-110.00 | Lot 110 |
| Map & Parcel No. | 163-7-A-111.00 | Lot 111 |
| Map & Parcel No. | 163-7-A-112.00 | Lot 112 |
| Map & Parcel No. | 163-7-A-113.00 | Lot 113 |
| Map & Parcel No. | 163-7-A-114.00 | Lot 114 |
| Map & Parcel No. | 163-7-A-115.00 | Lot 115 |
| Map & Parcel No. | 163-7-A-116.00 | Lot 116 |
| Map & Parcel No. | 163-7-A-117.00 | Lot 117 |
| Map & Parcel No. | 163-7-A-118.00 | Lot 118 |

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|---|---|---|---|
| Map & Parcel No. | 163-7-A-123.00 | | Lot 123 |
| Map & Parcel No. | 163-7-A-124.00 | | Lot 124 |
| Map & Parcel No. | 163-7-A-125.00 | | Lot 125 |
| Map & Parcel No. | 163-7-A-126.00 | | Lot 126 |
| Map & Parcel No. | 163-7-A-140.00 | | Lot 140 |
| Map & Parcel No. | 163-7-A-141.00 | | Lot 141 |
| Map & Parcel No. | 163-7-A-142.00 | | Lot 142 |
| Map & Parcel No. | 163-7-A-143.00 | | Lot 143 |
| Map & Parcel No. | 163-7-A-144.00 | | Lot 144 |
| Map & Parcel No. | 163-7-A-145.00 | | Lot 145 |
| Map & Parcel No. | 163-7-A-1.00 | Lot 1 | (0.433ac parcel for 2013) |
| Map & Parcel No. | 163-7-A-7.00 | Lot 7 | (0.324ac parcel for 2013) |
| Map & Parcel No. | 163-7-A-900.00 | | Common Area/Open Space |
| Map & Parcel No. | 163-7-A-901.00 | | Common Area/Open Space |
| Map & Parcel No. | 163-7-A-902.00 | | Common Area/Open Space |
| Map & Parcel No. | 163-7-A-903.00 | | Common Area/Open Space |
| Map & Parcel No. | 163-7-A-904.00 | | Common Area/Open Space |