This Instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch, P.C.
222 2nd Ave. North, Suite 310
Nashville TN 37201

File #2013-128

# SPECIAL WARRANTY DEED

| Address New Owner(s) as follows: | Send Tax Bills To: | Map Parcel Numbers |
|---|---|---|
| (NAME)<br>Randy J. Wolcott | (NAME)<br>Same as new owner | Map & Parcel<br>17500019100 |
| (STREET ADDRESS)<br>1213 Devean Drive | (STREET ADDRESS) | |
| (CITY) (STATE) (ZIP)<br>Brentwood TN 37027 | (CITY) (STATE) (ZIP) | |

**FOR AND IN CONSIDERATION** of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **PNB HOLDING CO 1, Inc., a Tennessee corporation,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **RANDY J. WOLCOTT,** Grantee herein, its successors, heirs and assigns, certain real estate in Davidson & Rutherford Counties, Tennessee, as follows:

**See Exhibit "A" attached hereto for legal description.**

Being the same property conveyed to PNB HOLDING CO. 1., INC., a Tennessee corporation, of record in Instrument #20111228-0101438, Register's Office, Davidson County, Tennessee, and in Record Book 1224, page 3775, Register's Office, Rutherford County, Tennessee.

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is $150,000.00

Subscribed and sworn to before me this the 27th day of September, 2013.

Affiant

My commission expires: 10-25-14

Notary Public

MARJORIE KAUP HAINES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-25-2014

This is unimproved property known as 4235 Murfreesboro Pike, LaVergne, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his successors, heirs and assigns forever. Grantor covenants that except for those encumbrances set forth below, the property is free from all encumbrances made or suffered by Grantor, and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 27th day of September, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

**PNB HOLDING CO 1, Inc., a Tennessee corporation**
By: William Dixon
Its: AUTHORIZED OFFICER

BILL GARRETT, Davidson County
Trans:T20130084433 DEEDWARRSP
Recvd: 09/30/13 15:48 3 pgs
Fees:18.00 Taxes:555.00
20130930-0102507

**STATE OF TENNESSEE**
**COUNTY OF** DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, ALLEN DIXON with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the AUTHORIZED OFFICER of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of September, 2013.

SHARON L. MORELAND NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 10/18/16

**ENCUMBRANCES**

1. 2014 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to Charter Right Of Way of CSC Railroad.
3. Subject to the flows of Hurricane Creek and any other streams running through said tract of land.
4. Subject to unrecorded sign location lease with the Lamar Companies dated 3/17/2011, situated upon subject tract of land.
5. Subject to Sewer Line Easement of record in Book 7529, page 898, Register's Office, Davidson County, Tennessee.
6. Subject to TVA Transmission Line Easement of record in Book 4657, page 489, Register's Office, Davidson County, Tennessee.
7. Subject to Sewer Right Of Way Easement of record in Book 7529, page 937, and in Book 4435, page 12, and Book 4435, page 17, Register's Office, Davidson County, Tennessee.
8. Subject to NES Easement of record in Book 11658, page 907, Register's Office, Davidson County, Tennessee.
9. Subject to TVA Right Of Way Easement of record in Book 4657, page 489, Register's Office, Davidson County, Tennessee; and in Book 11273, page 29, and in Book 639, page 679, Register's Office, Rutherford County, Tennessee.
10. Subject to Sewer Easement of record in Book 7529, page 989, Register's Office, Davidson County, Tennessee.
11. Subject to Highway Easement of record in Book 4086, page 645, Register's Office, Davidson County, Tennessee.
12. Subject to Right Of Way Easement of record in Book 4577, page 541, Register's Office, Davidson County, Tennessee.
13. Subject to Right Of Way Easement of record in Book 3578, page 489, Register's Office, Davidson County, Tennessee.
14. Subject to TVA Easement of record in Book 7919, page 55, Register's Office, Davidson County, Tennessee, and in Book 660, page 435, Register's Office, Rutherford County, Tennessee.
15. Subject to Easement to Metro Government of Nashville and Davidson County, Tennessee, by and through Electric Power Board of record in Book 4583, page 428, Register's Office, Davidson County, Tennessee.

## Exhibit "A"

Land located partially in the 2nd Civil District of Davidson County, Tennessee and partially in the 3rd Civil District of Rutherford County, Tennessee (the Davidson County/Rutherford County line follows the centerline of Hurricane Creek which meanders through this tract), bound on the North by Tract No. 4 of this survey; on the east by U. S. Hwy 41 & 70 So. (St. Route No. 1), and by CSX Railroad; and on the west by Jerry Matthews, Deed Book 8863, Page 744, R.O.D.C, as described with greater particularity as follows:

Beginning at an iron pin set in the west right of way of U. S. Hwy 41 & 70 So. (St. Route 1), 75 feet off centerline, being the southeast corner of Tract 4 of this survey and the NE corner of this tract; thence with said right of way S 47 degrees 02 minutes 50 seconds E, 261.60 feet to an iron pin set; thence S 47 degrees 02 minutes 50 seconds E, 255.66 feet to a point in the centerline of Hurricane Creek; thence with the centerline of Hurricane Creek, being against the flow, S 49 degrees 52 minutes 10 seconds W, 404.70 feet to a point in the centerline of Hurricane Creek; thence S 45 degrees 51 minutes 40 seconds E, 50.00 feet to an iron pin found in the South margin of Hurricane Creek; thence continuing with South margin of Hurricane Creek S 53 degrees 08 minutes 50 seconds W, 149.70 feet to an iron pin found; thence South 59 degrees 17 minutes 50 seconds W, 461.17 feet to an iron pin found, thence North 66 degrees 13 minutes 40 seconds W, 230.95 feet to an iron pin set; thence South 48 degrees 01 minutes 10 seconds W, 234.20 feet to an iron pin set; thence South 05 degrees 57 minutes 30 seconds W, 189.20 feet to an iron pin set; thence South 30 degrees 30 minutes 20 seconds E, 366.16 feet to an iron pin set; thence South 27 degrees 03 minutes 30 seconds W, 223.05 feet to an iron pin found in the North right-of-way line of CSX Railroad, 50' off centerline; thence continuing with North right of way line of CSX Railroad North 77 degrees 13 minutes 50 seconds W, 200.53 feet to an iron pin set; thence with the east line of Matthews North 03 degrees 29 minutes 00 seconds E, 60.53 feet to an iron pin found; thence North 03 degrees 16 minutes 20 seconds E, 681.32 feet to an iron pin found; thence North 03 degrees 19 minutes 00 seconds E, 290.17 feet to an iron pin set; thence North 03 degrees 19 minutes 00 seconds E, 240.61 feet to an iron pin found; thence North 03 degrees 16 minutes 10 seconds E, 9.39 feet to an iron pin set; thence with South line of Tract 4 South 86 degrees 41 minutes 00 seconds E, 444.18 feet to an iron pin set; thence North 42 degrees 57 minutes 10 seconds E, 602.11 feet to an iron pin set at the beginning and further described as Tract 3, all according to a Property Survey for the Robert Henry Bonds Heirs dated June 1995 by Robert E. Francis, Tennessee RLS #669, Huddleston-Steele Engineering, Inc., Broad Street, Murfreesboro, TN 37129.