SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/22/17

(AFFIX SEAL)

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Holly Furman	NEW OWNER	10600014500
(NAME)	(NAME)	
9109 Gasserway Court		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140018397 DEEDWARRSP
Recvd: 03/19/14 11:16 2 pgs
Fees:13.00 Taxes:2405.00
20140319-0022676

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **PNB Holding Co. 1, Inc.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Holly Furman**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 22, on the plan of Section Sixteen, The Plus Park, as shown by plat of record in Plat Book 5190, page 474 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to PNB Holding CO., 1, Inc. by Substitute Trustees Deed dated 11/26/2013 from Donald R. Barrett, Jr., as Substitute Trustee of record in Instrument 20131127012182l, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
All matters as set forth per Plat Book 5190, Page 474, said Register's Office.
Declaration of Restrictions and Easements of record in Book 4530, Page 348, said Register's Office.
All matters set out in document including but not limited to restrictions of record in Book 5561, Page 585, said Register's Office.
Deed of Conveyance of record in Book 5531, Page 180 and Book 5531, Page 185, said Register's Office.
Subject to rights of others in possession under the terms and conditions contained in the Memorandum of Lease of record in Instrument 200010200104096, said Register's Office.
Rights of others under any unrecorded leases.
Property taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable. 2014 Taxes have been prorated between Grantor and Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 212 Pavilion Boulevard, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 12th day of March, 2014.

PNB HOLDING CO. 1, INC.

Allen Dixon
Authorized Officer

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Allen Dixon with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Officer of PNB Holding Co. 1, Inc. and that he as such Authorized Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Authorized Officer.

WITNESS my hand and seal this 12th day of March, 2014.

Notary Public
My Commission Expires: 4-7-14



RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064