This Instrument Prepared By and Return to:

James C. Cotey
Stites & Harbison, PLLC
SunTrust Plaza
401 Commerce Street, Suite 800
Nashville, TN 37219

Name and Address of Property Owner:

Jericho Properties, LLC
1420 Donelson Pike
Suite B-6
Nashville, Tennessee 37217
Attn: Carl Carlson

Property Address:

Carrolton Station
Una Antioch Pike
Antioch, Tennessee 37013

Mail Tax Bills to:

Jericho Properties, LLC
1420 Donelson Pike
Suite B-6
Nashville, Tennessee 37217
Attn: Carl Carlson

Tax Parcel ID Nos:
SEE EXHIBIT A ATTACHED

BILL GARRETT, Davidson County
Trans:T20140035071 DEEDWARRSP
Recvd: 05/20/14 11:56 8 pgs
Fees:43.00 Taxes:1110.00
20140520-0043295

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 19th day of May, 2014, by and between PNB HOLDING CO. 2, INC., a Tennessee corporation ("Grantor") and JERICHO PROPERTIES, LLC, a Tennessee limited liability company ("Grantee");

W I T N E S S E T H:

That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate (the "Property") situated and being in the County of Davidson, State of Tennessee:

See **EXHIBIT B** attached hereto and made a part hereof.

Being the same property conveyed to Grantor by Quitclaim Deed recorded as Instrument No. 20111228-0101441, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns, in fee simple forever.

Grantor conveys the Property, including any after-acquired title of Grantor, free of encumbrances created or suffered by Grantor, except those encumbrances set forth in this Special Warranty Deed, and Grantor does hereby warrant and forever defend the title to the Property to Grantee and its successors and assigns against the lawful claims of all persons claiming by, through or under a conveyance by Grantor, but not further or otherwise.

This conveyance is made subject to (i) the lien of real estate taxes, taxes imposed by special assessment and water, sewer, vault, public space and other public charges which are not yet due and payable, (ii) all applicable laws (including zoning, building ordinances and land use regulations), (iii) all easements, restrictions, covenants, agreements, conditions, and other matters of record, and (iv) all matters that may be revealed by a current and accurate survey or inspection of the property.

WITNESS the execution of this Indenture by Grantor the day and year first above written.

PNB HOLDING CO. 2, INC.,
a Tennessee corporation

By: _____
Allen Dixon, Authorized Officer

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Jennifer R. Fuller, a Notary Public of said County and State, personally appeared 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 an Authorized Officer (or other officer authorized to execute the instrument) of PNB HOLDING CO. 2, INC., the within-named bargainor, a Tennessee corporation, and that he executed the foregoing *Special Warranty Deed* for the purposes therein contained by signing the name of the banking corporation by himself as an Authorized Officer.

Witness my hand and seal, at Office, this 16th day of May, 2014.

_____
Notary Public
My Commission Expires: 7-3-17

JENNIFER R. FULLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED and sworn to before me this 16th day of May, 2014.

Notary Public

My Commission Expires: 12/6/2016

JENNIFER L. ZEOLI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A TO SPECIAL WARRANTY DEED

TAX PARCEL ID NOS.

Map-Par 149-13-0A-001.00-CO (Lot 1)

Map-Par 149-13-0A-002,00-CO (Lot 2)

Map-Par 149-13-0A-003.00-CO (Lot 3)

Map-Par 149-13-0A-004.00-CO (Lot 4)

Map-Par 149-13-0A-005.00-CO (Lot 5),

Map-Par 149-13-0A-006.00-CO (Lot 6)

Map-Par 149-13-0A-007,00-CO (Lot 7)

Map-Par 149-13-0A-010.00-CO (Lot 10)

Map-Par 149-13-0A-900.00-CO Open Space

Map-Par 149-13-0C-001.00-CO (Unit 1)

Map-Par 149-13-0C-002.00-CO (Unit 2)

Map-Par 149-13-0C-003.00-CO (Unit 3)

Map-Par 149-13-0C-004.00-CO (Unit 4)

Map-Par 149-13-0C-005.00-CO (Unit 5)

Map-Par 149-13-0C-006,00-CO (Unit 6)

Map-Par 149-13-0C-007.00-CO (Unit 7)

Map-Par 149-13-0C-015.00-CO (Unit 15)

Map-Par 149-13-0C-016.00-CO (Unit 16)

Map-Par 149-13-0C-017,00-CO (Unit 17)

Map-Par 149-13-0C-018.00-CO (Unit 18)

Map-Par 149-13-0C-019,00-CO (Unit 19)

Map-Par 149-13-0C-020.00-CO (Unit 20)

Map-Par 149-13-0C-021.00-CO (Unit 21)

Map-Par 149-13-0C-099.00-CO (Unit 99)

Map-Par 149-13-0C-100.00-CO (Unit 100)

Map-Par 149-13-0C-101.00-CO (Unit 101),

Map-Par 149-13-0C-102.00-CO (Unit 102)

Map-Par 149-13-0C-103.00-CO (Unit 103)

Map-Par 149-13-0C-104.00-CO (Unit 104)

Map-Par 149-13-0C-105.00-CO (Unit 105)

Map-Par 149-13-0C-106.00-CO (Unit 106)

Map-Par 149-13-0C-107.00-CO (Unit 107)

Map-Par 149-13-0C-108,00-CO (Unit 108)

Map-Par 149-13-0C-109.00-CO (Unit 109)

Map-Par 149-13-0C-110.00-CO (Unit 110)

Map-Par 149-13-0C-111.00-CO (Unit 111)

Map-Par 149-13-0C-112.00-CO (Unit 112)

Map-Par 14913-0C-113.00-CO (Unit 113)

Map-Par 149-13-0C-114.00-CO (Unit 114)

Map-Par 149-13-0C-115.00-CO (Unit 115)

Map-Par 14913-0C-116.00-CO (Unit 116)

Map-Par 149-13-0C-117.00-CO (Unit 117)

Map-Par 149-13-0C-118.00-CO (Unit 118)

Map-Par 149-13-0C-119.00-CO (Unit 119)

Map-Par 149-13-0C-120.00-CO (Unit 120)

Map-Par 149-13-0C-121.00-CO (Unit 121)

Map-Par 149-13-0C-122.00-CO (Unit 122)

Map-Par 149-13-0C-123.00-CO (Unit 123)

Map-Par 149-13-0C-124.00-CO (Unit 124)

Map-Par 149-13-0C-125.00-CO (Unit 125)

Map-Par 149-13-0C-126.00-CO (Unit 126)

Map-Par 149-00-0-226.00

EXHIBIT B TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

Land lying in the Twenty Eighth Councilmanic District of Antioch, Davidson County, Tennessee, being described as follows:

Beginning at an iron pin (new), lying in the Northerly right of way of Una-Antioch Pike (60'), being the Southwesterly corner of the herein described tract; thence, along or near the Easterly lines of the James U. Rust and Mitchell Whitson property of record as Instrument No. 20031112-165508 R.O.D.C., for the next two calls: thence, North 52° 08' 04" East, a distance of 16.59 feet to an iron pin (old); thence, North 24° 01' 20" East, a distance of 146.62 feet to an iron pin (old); thence, along or near the Northerly line of the James U. Rust and Mitchell Whitson property of record as Instrument No. 20031112-165508 R.O.D.C., North 68° 17' 45" West, a distance of 37.17 feet to an iron pin (old); thence, along or near the Northerly line of the Roy G. Butler property of record in Deed Book 6522, page 41, R.O.D.C. North 71° 12' 27" West, a distance of 38.00 feet to an iron pin (new); thence, along or near the Easterly line of the Roy G. Butler property of record in Deed Book 6522, page 41, R.O.D.C. North 15° 40' 38" East, a distance of 107.50 feet to an iron pin (old); thence, along or near the Easterly line of Jose Manuel Marin and Jose M. Olvera property of record in Deed Book 4727, page 460, R.O.D.C., North 18° 23' 23" East, a distance of 87.34 feet to an iron pin (old); thence, along or near the Easterly line of Jimmy F. Smith, etux property of record in Deed Book 6509, page 424, R.O.D.C. North 07° 00' 07" East, a distance of 432.05 feet to an iron pin (new); thence, along or near the Easterly line of Cynthia and Claude E. Edwards property of record in Deed Book 9766, page 235, R.O.D.C., North 07° 03' 54" East, a distance of 146.00 feet to an 18" hackberry; thence, along or near the Easterly line of Claude E. Edwards, etux Deed Book 5346, page 622, R.O.D.C. North 06° 54' 59" East, a distance of 710.36 feet to an iron pin (old); thence, along or near the westerly line of Debra Heights Subdivision, Plat Book 3700, page 39, R.O.D.C. North 06° 45' 10" East, a distance of 83.23 feet to an iron pin (old); thence, along or near the southerly lines of the Debra Heights Subdivision, Plat Book 3700, page 39, R.O.D.C. for the next four calls: thence, North 76° 42' 19" East, a distance of 100.23 feet to an iron pin (old); thence, South 79° 57' 00" East, a distance of 407.59 feet to an iron pin (old); thence, South 56° 48' 30" East, a distance of 288.85 feet to an iron pin (new); thence, South 42° 46' 00" East, a distance of 71.15 feet to an iron pin (new); thence, along or near the westerly line of the Debra Heights Subdivision, Plat Book 3700, page 39, R.O.D.C. for the next six calls: thence, South 43° 26' 37" West, a distance of 93.90 feet to a concrete monument (old); thence, South 24° 38' 37" West, a distance of 138.00 feet to an iron pin (new); thence, South 01° 30' 27" East, a distance of 79.31 feet to a concrete monument (old); thence, South 48° 09' 37" West, a distance of 240.94 feet to a concrete monument (old); thence, South 33° 39' 18" East, a distance of 115.00 feet to a concrete monument (old); thence, South 33° 39' 18" East, a distance of 25.00 feet to an iron pin (new); thence, along or near the southerly line of the Debra Heights Subdivision, Plat Book 3700, page 39, R.O.D.C. North 56° 20' 42" East, a distance of 43.00 feet to an iron pin (new); thence, along or near the westerly line of the Debra Heights Subdivision, Plat Book 3700, page 39, South 33° 50' 42" East, a distance of 168.27 feet to an iron pin (new); thence, along or near the northerly line of the Chadfield Subdivision, Section 1, Plat Book 7900, page 836, R.O.D.C., South 68° 06' 38" West, a distance of 31.61 feet to an iron pin (old); thence, along or near the Westerly line of the Chadfield Subdivision, Section 1 Plat Book 7900, page 836, and R.O.D.C. South 20° 53' 47" East, a

distance of 165.00 feet to an iron pin (new); thence, along or near the southerly line of the Chadfield Subdivision, Section 1, Plat Book 7900, page 836, R.O.D.C., along a curve to the left having a radius of 534.32 feet and a central angle of 23° 50' 27" and being subtended by a chor which bears North 58° 12' 59" East, 220.73 feet, an arc distance of 222.33; to an iron pin (new); thence, along or near the westerly line of the Chadfield Subdivision, Section 1, Plat Book 7900, page 836, South 45° 50' 01" East, a distance of 17.08 feet to an iron pin (new); thence, along or near the northerly line of Antioch First Baptist Church, Deed Book 4727, page 460, R.O.D.C., South 59° 16' 53" West, a distance of 922.90 feet to an iron pin (new); thence, along or near the westerly line of Antioch First Baptist Church, Deed Book 4727, page 460, R.O.D.C., South 15° 11' 35" West, a distance of 333.75 feet to an iron pin (new); thence, with the northerly right of way of said Una-Antioch Pike right of way (60'), North 73° 45' 53" West, a distance of 22.83 feet; thence, with the northerly right of way of said Una-Antioch Pike right of way (60'), along a curve to the left having a radius of 1939.27 feet and a central angle of 6° 30' 00", and being subtended a by chord which bears North 77° 00' 53" West, 219.89 feet, an arc distance of 220.00 feet to an iron pin (new); thence, with the northerly right of way of said Una-Antioch Pike right of way (60'), North 80° 15' 53" West, a distance of 34.16 feet, to the point of beginning, containing 1,073,662 square feet or 24.65 acres, more or less, according to a boundary survey dated May 16, 2005, prepared by Crawford Land Surveyor's, P.C., 1929 21st Avenue South, Nashville, Tennessee 37212, J. Alan Cummings, Tennessee RLS No. 2351.

Also included in the above legal description, but excluded therefrom is Lot 8, as shown on the map entitled Carrolton Station, Phase 1, of record as Instrument No. 20071016-0137149 and Unit(s) 8, 9, 10, 11, 12, 13 & 14 as shown on the map entitled Carrolton Station, Phase 1 TownHomes , Exhibit A of Declaration Of Covenants, Conditions and Restrictions For Carrolton Station TownHomes of record as Instrument No. 20071106-0131097, Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to PNB Holding Co. 2, Inc., from Pinnacle National Bank, dated December 27, 2011, by Deed of Record as Instrument No. 20111228-0101441, Register's Office for Davidson County, Tennessee.