Davidson County DEEDQC
Recvd: 05/29/14 10:14 11 pgs
Fees:57.00 Taxes:0.00
20140529-0046079

QUITCLAIM DEED

FROM: PNB HOLDING CO. 2, INC., a Tennessee corporation, Grantor

This instrument was prepared by:
James C. Cotey, Esq.
Stites & Harbison PLLC
SunTrust Plaza
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

TO: JERICHO PROPERTIES, LLC, a Tennessee limited liability company, Grantee

Address New Owner (s) as follows:

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

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

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

Map-Parcel Numbers

SEE EXHIBIT A ATTAHED

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is Ten and 00/100 Dollars ($10.00).

Carl Carlson
Affiant

Sworn to and subscribed 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

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, PNB HOLDING CO. 2, INC., a

Tennessee corporation (the "Grantor") does quitclaim unto JERICHO PROPERTIES, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of Grantor's rights, title and interest, if any, in and to a certain tract or parcel of land in Antioch, Davidson County, State of Tennessee, more particularly described on Exhibit B attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property located in Davidson County, Antioch, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Witness my hand this 19th day of May, 2014.

GRANTOR:

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

By: Allen Dixon
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 *Quitclaim 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.

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

Notary Public
My Commission Expires: 7-3-17

EXHIBIT A TO QUITCLAIM 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 QUITCLAIM DEED

Legal Description

Lot 9

Land situated in the 31st Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee being all of Parcel ID 14900022600 and Lots 1 through 7 and Lot 9 of Carrolton Station, Phase 1 Subdivision, Plat of Record by Instrument #200710160122840, Register's Office for Davidson County (R.O.D.C.), Tennessee and being more particularly described as follows:

Beginning at an iron rod (old) on the northerly right-of-way margin of Payne Road South (a 60-foot wide right-of-way), the southwesterly property corner of this tract and in the easterly property line of Jimmy F. Smith, et ux property of Record in Deed Book 6509, Page 424, R.O.D.C., Tennessee and proceeding as follows:

Thence, from the Point of Beginning and leaving said right-of-way margin and with said Smith property, North 10°40'44" East, a distance of 400.19 feet to an iron rod (old);

Thence, with the easterly property line of Lillian M. Hamilton property of Record by Instrument #20130605-0056937, R.O.D.C., Tennessee, North 10°44'31" East, a distance of 146.00 feet to an 18" Hackberry;

Thence, with the easterly property line of Keith M. Johnson, Sr. property of Record by Instrument #20080314-0026137, R.O.D.C., Tennessee, North 10°35'36" East, a distance of 710.36 feet to an iron rod (old), passing an iron rod (new) at 50.93 feet, the northwesterly property corner of said Carrolton Station, Phase 1 Subdivision;

Thence, leaving Johnson and with Debra Heights Subdivision, Recorded in Plat Book 3700, Page 39, R.O.D.C., Tennessee for the next 9 calls:

North 10°25'47" East, a distance of 83.23 feet to an iron rod (old);

Thence, North 80°22'56" East, a distance of 100.23 feet to an iron rod (old);

Thence, South 76°16'23" East, a distance of 407.59 feet to an iron rod (old);

Thence, South 53°07'53" East, a distance of 288.85 feet to an iron rod (old);

Thence, South 39°05'23" East, a distance of 71.15 feet to an iron rod (old);

Thence, South 47°07'14" West, a distance of 93.90 feet to a concrete monument (old);

Thence, South 28°19'14" West, a distance of 138.00 feet to an iron rod (old);

Thence, South 02°10'10" West, a distance of 79.31 feet to a concrete monument (old);

Thence, South 51°50'14" West, 240.94 feet to a concrete monument (old), passing an iron rod (new) at 192.08 feet, the easterly property corner of Carrolton Station, Phase 1 Subdivision;

Thence, leaving said Debra Heights Subdivision and with the line of Tommy Krantz, Sr. and Carl Krantz, Sr. property, Recorded by Instrument #20101021-0084267, R.O.D.C., Tennessee, for the next 2 calls, South 64°30'38" West, a distance of 88.58 feet to an iron rod (old);

Thence, South 45°22'55" East, a distance of 112.35 feet to an iron rod (old) on the northerly right-of-way margin of Bowfield Drive (a 50-foot wide right-of-way);

Thence, southeastwardly with a curve concave to the northeast, the east, northeast, north of Lots 7, 6, 5 and part of Lot 4 of said Carrolton Station, Phase 1 Subdivision, an arc length of 142.93 feet, having a radius of 40.00 feet, a central angle of 204°44'19" and being subtended by a chord bearing and distance of South 57°28'15" East, 78.14 feet;

Thence, northeastwardly with a curve concave to the southeast, for an arc length of 17.44 feet, having a radius of 25.00 feet, a central angle of 39°58'49" and being subtended by a chord bearing and distance of North 40°31'57" East, 17.09 feet;

Thence, with the northwesterly property line of Lot 4 of said Carrolton Station, Phase 1 Subdivision, North 60°01'20" East, a distance of 49.37 feet to an iron rod (old);

Thence, South 30°10'05" East, a distance of 143.27 feet to an iron rod (new) in the northwesterly property line of Lot 15, Chadfield Section 1, Recorded in Plat Book 7900, Page 836, R.O.D.C., Tennessee;

Thence, with said subdivision, South 71°47'15" West, a distance of 31.61 feet to an iron rod (old), the northerly property corner of Lot 3 of said Carrolton Station, Phase 1 Subdivision;

Thence, with the easterly property line of said Lot 3, South 17°13'09" East, a distance of 114.98 feet to an iron rod (old) on the northerly right-of-way margin of Chadfield Way (a 50-foot wide right-of-way);

Thence, with the southerly property line of said Lot 3, southwestwardly with a curve concave to the northwest, for an arc length of 6.41 feet, having a radius of 484.32 feet, a central angle of 00°45'31" and being subtended by a chord bearing and distance of South 74°18'26" West, 6.41 feet;

Thence, northwestwardly with a curve concave to the north, for an arc length of 18.30 feet, having a radius of 25.00 feet, a central angle of 41°56'09" and being subtended by a chord bearing and distance of North 84°20'44" West, 17.89 feet;

Thence, southeastwardly with a curve concave to the south, the southeast, northeast, of Lots 3, 2, 1 and part of Open Space of said Carrolton Station, Phase 1 Subdivision, for an arc length of 181.07 feet, having a radius of 40.00 feet, a central angle of 259°20'47" and being subtended by a chord bearing and distance of South 13°03'02" East, 61.58 feet;

Thence, with the line of Open Space of said Carrolton Station, Phase 1 Subdivision, northeastwardly with a curve concave to the south, for an arc length of 16.50 feet, having a radius of 25.00 feet, a central angle of 37°48'54" and being subtended by a chord bearing and distance of North 56°11'02" East, 16.20 feet;

Thence, northeastwardly with a curve concave to the southeast, for an arc length of 11.85 feet, having a radius of 534.32 feet, a central angle of 01°16'14" and being subtended by a chord bearing and distance of North 74°27'22" East, 11.85 feet;

Thence, northeastwardly with a curve concave to the northwest, for an arc length of 222.33 feet, having a radius of 534.32 feet, a central angle of 23°50'27" and being subtended by a chord bearing and distance of North 61°53'37" East, 220.73 feet;

Thence, leaving the southerly right-of-way margin of said Chadfield Way and with Open Space of said Carrolton Station, Phase 1 Subdivision, South 42°09'23" East, a distance of 17.08 feet to a iron rod (old), the northeasterly property corner of Antioch First Baptist Church property, Recorded in Deed Book 4727, Page 460, R.O.D.C., Tennessee;

Thence, with the line of said Church, South 62°57'31" West, a distance of 922.90 feet to an iron rod (old);

Thence, South 18°52'12" West, a distance of 333.75 feet to an iron rod (old) in the northerly right-of-way margin of Antioch Pike (a 60-foot wide right-of-way);

Thence, with said northerly right-of-way margin and leaving Antioch First Baptist Church, North 70°05'16" West, a distance of 15.46 feet to an iron rod (new), the easterly end of the northeasterly return curve for Payne Road South;

Thence, northwestwardly with a curve concave to the northeast, for an arc length of 38.82 feet, having a radius of 25.00 feet, a central angle of 88°57'28" and being subtended by a chord bearing and distance of North 25°36'32" West, 35.03 feet to an iron rod (new);

Thence, North 18°52'11" East, a distance of 78.53 feet to an iron rod (new);

Thence, northwestwardly with a curve concave to the southwest, for an arc length of 258.87 feet, having a radius of 225.00 feet, a central angle of 65°55'19" and being subtended by a chord bearing and distance of North 14°05'27" West, 244.83 feet to an iron rod (new);

Thence, North 47°03'06" West, a distance of 99.11 feet to an iron rod (new);

Thence, northwestwardly with a curve concave to the northeast, for an arc length of 17.78 feet, having a radius of 175.00 feet, a central angle of 05°49'11" and being subtended by a chord bearing and distance of North 44°08'31" West, 17.77 feet to an iron rod (new);

Thence, North 41°13'56" West, a distance of 44.02 feet to the Point of Beginning. Containing 977,133 Square Feet or 22.43 Acres, more or less.

Included in the above description: Lots 1 through 7 and Lot 9 of Carrolton Station, Phase 1 Subdivision, Map 149, Parcel 226 and Units 8 through 14 owned by Community South Bank.

Lot 10

Land situated in the 31st Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee being all of Lot 10 of Carrolton Station, Phase 1 Subdivision, Plat of Record by Instrument #200710160122840, Register's Office for Davidson County (R.O.D.C.), Tennessee and being more particularly described as follows:

Beginning at an iron rod (old) on the northerly right-of-way margin of Antioch Pike (a 60-foot wide right-of-way), the southwesterly property corner of this tract and in the easterly property line of Mitchell Whitson of Record by Instrument #20060519-0059339, R.O.D.C., Tennessee and proceeding as follows:

Thence, from the Point of Beginning and leaving said right-of-way margin and with said Whitson property, North 55°48'41" East, a distance of 16.59 feet;

Thence, North 27°41'57" East, a distance of 146.62 feet to an iron rod (old);

Thence, North 64°37'07" West, a distance of 37.17 feet;

Thence, leaving the northerly property line of Whitson and with the northerly property line of Roy Butler of Record in Deed Book 6522, Page 41, R.O.D.C., Tennessee, North 67°31'50" West, a distance of 38.00 feet to an iron rod (old);

Thence, leaving the northerly property line of Butler and with the easterly property line of Luis Alva of Record by Instrument #20080310-0024141, R.O.D.C., Tennessee, North 19°21'15" East, a distance of 107.50 feet to an iron rod (old);

Thence, North 22°04'01" East, a distance of 48.24 feet to an iron rod (new) on the southerly right-of-way margin of Payne Road South (a 60-foot wide right-of-way);

Thence, with said right-of-way margin, South 41°13'29" East, a distance of 6.81 feet to an iron rod (new);

Thence, southeastwardly with a curve concave to the northeast, for an arc length of 23.87 feet, having a radius of 235.00 feet, a central angle of 05°49'07" and being subtended by a chord bearing and distance of South 44°08'33" East, 23.86 feet to an iron rod (new);

Thence, South 47°03'07" East, a distance of 99.11 feet to an iron rod new);

Thence, southeastwardly with a curve concave to the southwest, for an arc length of 189.84 feet, having a radius of 165.00 feet, a central angle of 65°55'19" and being subtended by a chord bearing and distance of South 14°05'27" East, 179.54 feet to an iron rod (new);

Thence, South 18°52'15" West, 79.21 feet to an iron rod (new) the northerly end of the northwesterly return curve for Payne Road South,

southeastwardly with a curve concave to the southwest, for an arc length of 38.42 feet, having a radius of 25.00 feet, a central angle of 88°02'54" and being subtended by a chord bearing and distance of South 62°53'39" West, 34.75 feet to an iron rod (new) to the northerly right-of-way margin of Antioch Pike (a 60-foot wide right-of-way);

Thence, northwestwardly with a curve concave to the south, for an arc length of 220.00 feet, having a radius of 1939.27 feet, a central angle of 06°30'00" and being subtended by a chord bearing and distance of North 73°20'16" West, 219.89 feet to an iron rod (new);

Thence, North 76°35'16" West, a distance of 34.16 feet to the Point of Beginning. Containing 45,720 Square Feet or 1.05 Acres, more or less.

Being the same property conveyed to Jericho Properties, LLC from PCB Holding Co. 2, Inc. by virtue of Special Warranty Deed dated May 19, 2014, recorded May 20, 2014 as Instrument No.: 20140520-0043295 in the Register's Office for Davidson County, Tennessee.

Affidavit of True Copy Certification

I, Ruth F Arnold, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ruth F. Arnold

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Heather Dye, a notary public for this county and state, Ruth F Arnold, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather C. Dye

Notary signature

My Commission Expires: 11/3/2015

Notary Seal:

