Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
13-1228

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 day of June, 2014.

Notary Public
Commission Expires:

FRANCES WYMONETT ROSE STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 06-24-2014

BILL GARRETT, Davidson County
Trans:T20140043916 DEEDWARRSP
Recvd: 06/20/14 12:42 3 pgs
Fees:18.00 Taxes:1002.33
20140620-0054114

Address of New Owner	Send Tax Bills To:	Map & Parcel
Forest Bend Townhomes, L.P. 501 Forest Park Road Madison, TN 37115	New Owner	052-01-0-148.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

PNB Holding Co 2, Inc.

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Forest Bend Townhomes, L.P., a Tennessee limited partnership

HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT NO. I:
LAND in Davidson County, Tennessee, described as follows, to-wit:

BEING the southwesterly part of Lot No.7 on the Plan of Forest Park Acreage Tracts at Madison, Tennessee, as of record in Book 843, Page 45, Register's Office for Davidson County, Tennessee, described as follows: Beginning on the easterly margin of Forest Park Road at the southwest corner of Lot No.7; thence with the southerly line of Lot No.7, eastwardly 493 feet to a stake; thence northwardly 75 feet to a point; thence westwardly 493 feet to the easterly margin of Forest Park Road; thence with the easterly margin of said road, southwardly 75 feet to the point of beginning.

TRACT NO. II:
LAND in Davidson County, Tennessee, described as follows, to-wit:

BEING Tract No. 8 in Forest Park Acreage Tracts at Madison, Tennessee, as the same appears of record in Book 843, Page 45, Register's Office for Davidson County, Tennessee, and more particularly described as follows: Said Tract No. 8 fronts 200 feet on the east side of Forest Park Road and runs back on its north line, S 86 deg. E 872 feet and runs back on its south line, S 86 deg. East 381.5 feet to a point; thence N 37-1/4 deg. West 169 feet to a point, its east line runs S 52-1/4 deg. W 497 feet and contains 3.8 acres, more or less.

INCLUDED in the above description but EXCLUDED from this conveyance is the property conveyed to Anthony F. Colagross and wife, Helen Colagross, by deed from C.C. Hamilton and wife, Carrie Hamilton, of record in Book 946, Page 227, Register's Office for Davidson County, Tennessee, to-wit: Beginning at a point, being the southwest corner of said Tract No. 8 of said plan; thence S 86 deg. E 200 feet to a point; thence due north and parallel with Forest Park Road 50 feet to a point; thence N 86 deg. W 200 feet to a point in the easterly margin of Forest Park Road; thence south with the easterly margin of Forest Park Road, 50 feet to the point of beginning.

ALSO INCLUDED in the above description, but EXCLUDED from this conveyance is the property conveyed to Byron Swindle and wife, Pauline Swindle, by deed from J.H. Gardenhire and wife, Ruth Gardenhire, of record in Book 1046, Page 656, Register's Office for Davidson County, Tennessee, to-wit: Being a part of Tract No. 8, said part fronts 125 feet on the east side of Forest Park Road and runs back in an easterly direction to a dead line 200 feet, more or less, and includes thereon two houses and one garage being South 125 feet of the North 150 feet of West 200 feet of Tract No. 8 in Forest Park Acreage Tracts, Madison, Tennessee.

BEING the same property conveyed to PNB Holding Co. 2, Inc. by Substitute Trustee's Deed from Larry D. Craig, Substitute Trustee, dated 11/13/13 and recorded 11/13/13 in Instrument Number 20131113-0117258; Larry D. Craig was appointed as Substitute Trustee by Appointment of Substitute Trustee dated 10/2/13 and recorded 10/7/13 in Instrument Number 20131007-0104899 (pursuant to the terms of and due to default on a Deed of Trust executed by Hermosa Holdings, LLC of record in Instrument Number 20060814-0099358, as re-recorded in Instrument Number 20060913-0113334, and as amended); previously conveyed to Hermosa Holdings, LLC by Quitclaim Deed from Hermosa Holdings, Inc. dated 9/20/07 and recorded 3/31/11 in Instrument Number 20110331-0024871; and previously conveyed to Hermosa Holdings, Inc. by Warranty Deed from Shiloh Real Estate, LLC, a Tennessee limited liability company, dated 8/2/06 and recorded 8/14/06 in Instrument Number 20060814-0099357, Register's Office for Davidson County, Tennessee.

Hermosa Holdings, Inc. converted to Hermosa Holdings, LLC, a Tennessee limited liability company by instrument of record in Instrument Number 20070921-0113218, said Register's Office.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

The warranties passing to grantees hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of the subject real estate.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is unimproved property known as: **501 Forest Park Road, Madison, TN 37115**

Dated this the 4th day of June, 2014.

PNB Holding Co 2, Inc.

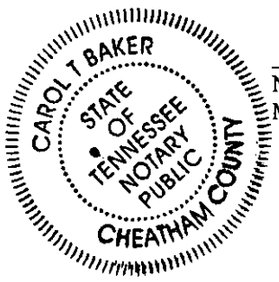
By: _____

William L. Fuson, Authorized Officer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **William L. Fuson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the **Authorized Officer of PNB Holding Co 2, Inc.,** the within named grantor, and that he as such Authorized Officer, being so authorized to do, executed the within instrument for the purposes therein contained, by signing his name on behalf of **PNB Holding Co 2, Inc.**.

Witness my hand and official seal at Brentwood(city), Tennessee (state), this 4th day of June, 2014.



_____
Notary Public
My Commission Expires: 3/21/17

(Notary Seal)