This Instrument Prepared By and Return to:	Name and Address of Property Owner:	Property Address:
James C. Cotey Stites & Harbison, PLLC SunTrust Plaza 401 Commerce Street, Suite 800 Nashville, TN 37219	Drapac Group 46, LLC 6161 Santa Monica Blvd., Suite 102 Los Angeles, CA 90038	Acreage located on or near Cane Ridge Road Antioch, Tennessee
Mail Tax Bills to: Drapac Group 46, LLC 6161 Santa Monica Blvd., Suite 102 Los Angeles, CA 90038		Tax Parcel ID Nos: 174-00-0-151.00 182-00-0-027.00 182-00-0-207.00 182-00-0-209.00 174-00-0-216.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 6th day of February, 2015, by and between PNB HOLDING CO. 2, INC., a Tennessee corporation ("Grantor") and DRAPAC GROUP 46, LLC, a Delaware limited liability company ("Grantee");

WITNESSETH:

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 A** attached hereto and made a part hereof.

Being a portion of the same property conveyed to Grantor by Quitclaim Deed recorded as Instrument No. 20111227-0100814 and the same property conveyed to Grantor by Quitclaim Deed of record as Instrument No. 20111227-0100815, 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

BILL GARRETT, Davidson County
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20150209-0011683

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, ~~Allen Dixon~~ SHARON B. MOORHEAD, 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 5 day of February, 2015.

_____
Notary Public
My Commission Expires: 12/18/16

SHARON B. MOORHEAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 $500,000.00, 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 6th day of February, 2015.

Notary Public

My Commission Expires:

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

EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

BLAIRFIELD DRIVE TRACT (12.72 ACRES)

Being a tract of land located in Nashville, Davidson County, Tennessee, said tract of land also being referred to as Parcel 216 of Metro Tax Map 174 and is referenced as Future Development on the Plat of Cane Ridge Farms Phase Two as of record in Instrument 20020821-0101307 of the Register's Office of Davidson County, Tennessee. Said property is more particularly described by metes and bounds as follows:

Beginning at an iron rod situated in the southerly right of way margin of Blairfield Drive said iron rod also being the northwesterly property corner of Open Space for Cane Ridge Farms HOA, as indicated on the Plat of Cane Ridge Farms Phase One of record in Instrument No 20010404-0032708 of the Register's Office of Davidson County, Tennessee

Thence, leaving said right of way, S26°24'30" E, a distance of 40.22 feet to an iron rod;

Thence, S 10°03'50" E, a distance of 151.69 feet to an iron rod;

Thence, S 88°51'09" E, a distance of 275.10 feet to an iron rod;

Thence, S 09°31'18" E, a distance of 414.16 feet to an iron rod;

Thence, S 77°10'09" W, a distance of 146.31 feet to an iron rod;

Thence, S 17°48'14" W, a distance of 390.98 feet to an iron rod;

Thence, S 18°57'49" W, a distance of 168.01 feet to the center of Turkey Creek;

Thence along the center of Turkey Creek the following calls;

Thence, N 59°44'06" W, a distance of 48.78 feet;

Thence, N 51°47'14" W, a distance of 105.77 feet;

Thence, N 25°40'44" W, a distance of 76.01 feet;

Thence, N 41°08'01" W, a distance of 79.77 feet;

Thence, N 65°28'29" W, a distance of 61.08 feet;

Thence, N 55°35'06" W, a distance of 118.82 feet;

Thence, S 80°28'31" W, a distance of 55.62 feet;

Thence, N 68°34'13" W, a distance of 31.22 feet;

Thence, N 28°01'23" W, a distance of 24.84 feet;

Thence, N 59°10'00" W, a distance of 72.64 feet;

Thence, N 40°16'59" W, a distance of 36.55 feet;

Thence, N 02°04'29" W, a distance of 32.35 feet;

Thence, N 44°11'40" W, a distance of 132.86 feet;

Thence, N 05°36'57" W, a distance of 31.18 feet;

Thence leaving the center of Turkey Creek, N 39°35'03" E, a distance of 37.15 feet to an iron rod;

Thence, N 52°43'14" E, a distance of 179.72 feet to an iron rod;

Thence, N 37°16'46" W, a distance of 13.88 feet to an iron rod;

Thence, N 52°43'14" E, a distance of 120.39 feet to an iron rod;

Thence, N 47°10'13" E, a distance of 131.89 feet to an iron rod;

Thence, N 57°50'51" E, a distance of 121.77 feet to an iron rod;

Thence, N 27°05'50" E, a distance of 68.11 feet to an iron rod;

Thence, N 26°24'30" W, a distance of 111.95 feet to an iron rod;

Thence, N 63°35'30" E, a distance of 151.99 feet to the point of beginning and containing 12.72 acres more or less;

Being the same property described in survey prepared by Dale and Associates, Inc. September 26, 2006 as a remnant portion of Cane Ridge Farms Subdivision.

Being a portion of the property conveyed to PNB Holding Co. 2, Inc. by Deed of record as Instrument No. 20111227-0100814 in the Registers Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being described as follows:

TRACT NO. III Parcel Number 182-00-0-027.00

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at an iron rod situated in the westerly margin of Cane Ridge Road, said point also being the northwest corner of the William Alexander property of record in Book 227, Page 565, Register's Office of Davidson County, Tennessee. Thence, leaving said road, S 11 deg. 25' 46" W, a distance of 573.67 feet to an iron rod; Thence, S 07 deg. 29' 33" W, a distance of 1184.91 feet to an iron rod; Thence, S 80 deg. 38' 09" E, a distance of 501.01 feet to an iron rod; Thence, S 08 deg. 34' 21" W, a distance of 307.56 feet to an iron rod; Thence, N 79 deg. 53' 13" W, a distance of 473.98 feet to an iron rod; Thence S 07 deg. 55' 32" W, a distance of 306.02 feet to an iron rod; Thence, N 80 deg. 10' 17" W, a distance of 655.53 feet to an iron rod; Thence, N 08 deg. 27' 05" E, a distance of 1306.00 feet to an iron rod; Thence, N 06 deg. 21' 19" E, a distance of 545.96 feet to an iron rod; Thence, N 79 deg. 36' 48" W, a distance of 1680.02 feet to an iron rod; Thence, N 07 deg. 30' 10" E, a distance of 1350.31 feet to an iron rod; Thence, S 84 deg. 47' 04" E, a distance of 480.00 feet to an iron rod; Thence, S 02 deg. 45' 18" E, a distances of 138.99 feet to an iron rod; Thence, N 81 deg. 43' 03" E, a distance of 545.60 feet to an iron rod; Thence, S 49 deg. 15' 50" W, a distance of 1114.46 feet to an iron rod; Thence, S 55 deg. 28' 52" E, a distance of 717.69 feet to an iron rod; Thence, S 73 deg. 45' 28" E, a distance of 1313.38 feet to an iron rod; Thence, N 11 deg. 25' 46" E, a distance of 437.91 feet to an iron rod; Thence, N 83 deg. 07' 31" E, a distance of 49.16 feet to an iron rod situated in the westerly margin of Cane Ridge Road; Thence along said road, along a curve to the left, having a central angle of 20 deg. 03' 40", a radius of 163.85 feet, a tangent of 28.98 feet, a length of 57.37 feet, and having a chord which bears S 17 deg. 27' 31" E, a distance of 57.08 feet to an iron rod; Thence, along said road, S 32 deg. 06' 13" E, a distance of 24.60 feet to the point of beginning and containing 58.500 acres, more or less, according to a Boundary Survey dated September 30, 2003, last revised July 15, 2005, by Dale & Associates, 516 Heather Place, Nashville, TN 37204, Steven D. Delle, TN RLS #1710.

TRACT NO. IV Parcel Number 182-00-0-207.00

Being a parcel of land situated in Davidson County, Tennessee and being more fully described as follows:

Beginning at the southwesterly corner of the Sally Wingler property as designated being parcel 27 of tax map 182 of Nashville, Davidson County, said parcel as conveyed to Sally Wingler of Record in Book 2650, Page 451, of the Register's Office of Davidson County.

Thence along a line N 08^0 27' 05" E a distance of 620.83 feet, said line being the westerly property line of Old Hickory Hills LLC as of record in Instrument No. 200002030011193 of the Register's Office of Davidson County; Thence along a line N 81° 57' 48" W a distance of 465.67 feet; Thence along a line N 05° 20' 45" E a distance of 454.31 feet; Thence along a line N 83° 05' 45" W a distance of 514.86 feet; Thence along a line N 08° 41' 57" E a distance of 186.18 feet; Thence along a line S 83^0 05' 45" E a distance of 1703.08 feet; Thence along a line S 08° 27' 05" W a distance of 1289.31 feet; Thence along a line N 83° 37' 59" W a distance of 293.85 feet; Thence

along a line N 80° 02' 31" W a distance of 404.83 feet to the point of beginning and containing 30.0 acres more or less.

TRACT NO. V Parcel Number 174-00-0-151.00 and Parcel Number 182-00-0-209.00

Tract V, Parcel No. 1 - 9.402 Acres

Land situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Property lying in southeastern Davidson County on the west side of Cane Ridge Road, and being approximately 1.1 miles north from the intersection of Old Hickory Blvd, and Cane Ridge Road, bounded on the south by Rebound Care Corp. property of record in Book 8125, Page 134 and by the remaining property of the Sally Wingler heirs, of record in Book 2650, page 451; on the west by said Sally Wingler heirs property and by property belonging to Cane Ridge Farms, LLC of record in Book 11431, Page 163; on the north by property belonging to Patricia Jackson of record in Book 10374, Page 450 and by property belonging to Louis Wheatley of record in Book 1978, page 623; and on the east by Cane Ridge Road and more specifically described as follows:

Beginning on an iron pin on the west margin of Cane Ridge Road and located approximately 1.2 miles north of the intersection of Cane Ridge Road and Old Hickory Blvd., being the northeast corner of tract #2 of this survey and the southeast corner of tract #1 of this survey, the herein described tract; thence leaving the margin of said road with the north line of tract #2 of this survey, N 66 deg. 27' 38" W, 237.34' to an iron pin; thence N 69 deg. 40' 34" W, 510.96' to an iron pin; thence N 84 deg. 29' 37" W, 762.59' to an iron pin on the northeast side of the 24" cedar near the south bank of Turkey Creek; thence N 14 deg. 43' 58" E, 196.64' to a 20" cedar in the fence; thence, N 17 deg. 04' 46" E, 28.48' to an iron pin in the fence by a steel fence post, the northwest corner of the herein described tract and the southwest corner of Jackson; thence S 84 deg. 38' 04" E, 181 .00' to an iron pin, Jackson's southeast corner and Wheatley's southwest corner; thence S 85 deg. 52' 16" E, 1191.95' to an iron pin on the west margin of Cane Ridge Road, Wheatley's southeast corner and the northeast corner of the herein described tract; thence with the margin of said road around a curve to the right, having a radius of 398.40', an arc distance of 244.99', having a chord bearing of S 11 deg. 58' 13" E and a chord distance of 241.15' to an iron pin; thence continuing with the margin of said road S 05 deg. 30' 45" W, 225.23' to an iron pin, the point of beginning, and containing 9.402 acres, more or less, according to survey by Galyon W. Northcutt, RLS #1529, dated April 5, 2000 and revised June 27, 2001.

Tract V, Parcel No. 2 - 6.923 Acres

Land situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Commencing on an iron pin on the west margin of Cane Ridge Road, the southeast corner of tract #2 of this survey, thence with the south line of tract 2 of this survey and the north line of the Rebound Care N-61° 07' 05" W, 911.07' to an iron pin, the point of beginning of the herein described tract; thence with said north line N-61° 07' 05"-W, 480.02' to a steel fence post on the centerline of the TVA 150' power line right of way; thence S-78° 53'41"-W, 544.73' to an iron pin by an 8" cedar at a fence corner; thence with said fence N-04° 31' 57"-W, 119.64' to an iron pin by a 20' cedar snag at a fence corner, Thence N- 11° 24' 22"-W, 19.37' to an iron pin set by Scott Cherry Surveying at a southeast corner of Cane Ridge Farms, LLC; thence Cane Ridge Farms N-14°16' 42-B, 190.61' to a double 30" oak in the fence; thence N-88° 49' 28"-E, 312.65'

to an iron pin set by Scott Cherry Surveying; thence S-84° 31' 34"-E, 3.62' to an iron pin set by a 24" cedar; thence S-84° 29' 37"-E, 762.59' to an iron pin in the south boundary of tract #1 of this survey and being the northwest corner of tract #2 of this survey and the northeast corner of the herein described tract; S-21' 56' 02"-W, 412.67' to an iron pin, the point of beginning and containing 6.923 acres, more or less according to a survey by Galyon W. Northcutt dated April 5,2000 and revised June 27, 2001.

Tract V, Parcel No. 3 - 23.0 Acres

Being a portion of land situated in Davidson County, Tennessee, and being more fully described as follows:

Beginning at the southwesterly corner of the Sally Wingler property as designated being parcel 27 of tax map 182 of Nashville, Davidson County, said parcel as conveyed to Sally Wingler of record in Book 2650, Page 451, of the Register's Office of Davidson County, said point beginning also being the northwesterly property corner of lands conveyed to Cane Ridge Farms, LLC of record in Instrument No. 20030819-0120206 of the Register's Office of Davidson County.

Thence along a line N 07° 30' 10" E a distance of 648.02 feet, said line being the easterly line of Turner Farms Partners LP of record in Book 10489, Page 623 of the Register's Office of Davidson County; Thence along a line S 790 36' 48" E a distance of 1680.02 feet; Thence along a line S 06° 21' 21" W a distance of 545.96 feet to a point in the northeasterly property corner of aforementioned Cane Ridge Farms LLC property; Thence along the common boundary line of aforementioned Cane Ridge Farms LLC property line N 83° 05' 45" W a distance of 1688.91 feet to the point of beginning and containing 23.0 acres more or less, all according to a survey by Dale & Associates, 516 Heather Place, Nashville, Tennessee 37204.

Being the same property conveyed to PNB Holding Co. 2, Inc. by virtue of Quitclaim Deed recorded as Instrument No.: 20111227-0100815 in the Register's Office for Davidson County, Tennessee.