SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150015344 DEEDWARRSP
Recvd: 03/03/15 08:20 3 pgs
Fees:18.00 Taxes:388.50
20150303-0018169

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

B-VRES-15-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Avin Sindi and Kimberly Austin	**Kimberly Austin**	
(NAME)	(NAME)	**174-00-0-214.00**
1102 Falcon Drive	**1102 Falcon Drive**	
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015	**Ashland City, TN 37015**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **PNB HOLDING CO. 2, INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AVIN SINDI AND KIMBERLY AUSTIN, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 32nd council district of Davidson County, Tennessee, being bounded on the West by Lot 52 the terminus or Elijah Ryan Drive and Lot 73, as shown on Subdivision Plat of Cane Ridge Farms, Phase 3, Section 1, First Amendment, on sheet 3 of 3, on the North by Larry Doochin property, on the East by Open Space of Cane Ridge Farms Homeowners Association, Inc., as shown on Subdivision Plat of Cane Ridge Farms, Phase 1, on sheet 2 of 3, and on the South by lots 6 thru 12 as shown on Subdivision Plat of Cane Ridge Farms, Phase 1, and being more particular described as follows.

Beginning at a point on the Southerly margin of Elijah Ryan Drive at the Northeast property corner of Lot number 52 as shown on Subdivision Plat of Cane Ridge Farms, Phase 3, Section 1, First amendment, on sheet 3 of 3, as recorded in Instrument Number 20070703-0079200, in the Register's Office of Davidson County, Tennessee;

Thence with the margin of Elijah Ryan Drive, N 63°35'30" E, a distance of 7.57 feet to a point;

Thence leaving the southerly margin of Elijah Ryan Drive, crossing perpendicular to the end of the right of way, N 26°24'30" W, passing the Southeast property corner of lot 73 at 46.00 feet, passing the Northeast property corner of Lot 73 at 142.03 feet, for a total distance of 162.07 feet to a point in the Southerly line of Larry Doochin, as recorded in Instrument Number 20111123-0091827, in the Register's Office of Davidson County, Tennessee;

Thence with Doochin's Southerly line, N 60°07'28" E, a distance of 580.17 feet to a point at the Northwest property corner of the Open Space of Cane Ridge Farms Homeowners Association, Inc. as recorded in Instrument Number 20010815-0088361 and as show on Subdivision Plat of Cane Ridge Farms, Phase 1, on sheet 2 of 3, as recorded in Instrument Number 20000825-0083988, in the Register's Office of Davidson County, Tennessee;

Continuing with the Open Space for the next 4 calls;
Thence, S 56°37'27" E, a distance of 68.42 feet to a point;
Thence, S 37°59'57" E, a distance of 121.20 feet to a point;
Thence, S 26°34'28" W, a distance of 193.60 feet to a point;
Thence, S 47°43'46" W, a distance of 90.45 feet to a point at the common rear corner of Lots 5 & 6 as show on Subdivision Plat of Cane Ridge Farms, Phase 1, on sheet 2 of 3, as recorded in Instrument Number 20000825-0083988, in the Register's Office of Davidson County, Tennessee;

Thence with the Northerly line of Phase 1,running along the rears of lots 6 thru 12, S 63°35'30" W, a distance of 403.88 feet to a point in the Northerly line of Lot 12 as show on Subdivision Plat of Cane Ridge Farms, Phase 1, on sheet 3 of 3, as recorded in Instrument Number 20000825-0083988, in the Register's Office of Davidson County, Tennessee, and also being the Southeast property corner of lot 52 as shown on Subdivision Plat of Cane Ridge Farms, Phase 3, Section 1, First amendment, on sheet 3 of 3, as recorded in

Instrument Number 20070703-0079200, in the Register's Office of Davidson County, Tennessee;

Thence with the Easterly line of Lot 52, N 26°24'30" W, a Distance of 121.97 feet to the point of beginning containing an area of 176,527.32 square feet or 4.053 acres.

Being part of the same property conveyed to PNB Holding Co. 2, Inc, a Tennessee corporation by Quitclaim Deed from Pinnacle National Bank, a national banking association of record in Instrument No. 20111227-0100814 Register's Office for Davidson County, Tennessee, dated December 27, 2011 and recorded on December 27, 2011.

This conveyance is subject to:
- Taxes for the year 2015.
- Subject to all matters shown on the Plan of record as Instrument Number 20000825-0083988, Register's Office of Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for Cane Ridge Farms, with By-Laws of Cane Ridge Farms Homeowners Association, Inc. appended thereto, of record in Instrument 20000905-0087103, as amended in Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603, Instrument No. 20041102-0131848, and Instrument No. 20100526-0040558 with Assignment of Declarant Rights of record in Instrument No. 20120524-0045182 and Variance in Instrument No. 20120604-0048269, Register's Office for Davidson County, Tennessee.
- Charter for Cane Ridge Farms Homeowners Association of record in Instrument No. 20010815-0088360, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas of record in Instrument No. 20010815-0088361, in the Register's Office for Davidson County, Tennessee.
- Easement for Transmission Lines of record in Book 4428, page 565, in the Register's Office for Davidson County, Tennessee.
- Easement for utilities of record in Book 5078, page 476, in the Register's Office for Davidson County, Tennessee.
- Easement to United Telephone Company of record in Instrument No. 20020123-0009340 and Instrument No. 20060607-0067535, in the Register's Office for Davidson County, Tennessee.
- Easement for Sewer Lines of record in Instrument No. 20020219-0020923, in the Register's Office for Davidson County, Tennessee.
- Easement for Storm Water Detention of record in Instrument No. 20050825-0101604 and Instrument No. 20060927-0119247, in the Register's Office for Davidson County, Tennessee.
- Easement for Cable of record in Instrument No. 20060607-0067535, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Roadway Turn-Around of record in Instrument No. 20110518-0037952, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is unimrpoved property known as: **0 Cane Ridge Road a/k/a 0 Elijah Ryan Drive, Antioch, Tennessee**

THE GRANTOR, DOES HEREBY CONVENANT 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.

Witness my/our hand(s) this the 27th DAY OF FEBRUARY, 2015.

PNB Holding Co. 2, Inc., a Tennessee corporation

BY: _____
Allen Dixon
Authorized Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, 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 such person to be the AUTHORIZED OFFICER of PNB HOLDING CO. 2, INC., A TENNESSEE CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED OFFICER.

Witness my hand and official seal, this the 27th of February, 2015.

_____
Notary Public

My Commission Expires: 10/31/16



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212