Davidson County DEEDWARRSP
Recvd: 06/22/15 13:55 6 pgs
Fees:33.00 Taxes:512.82
20150622-0059523

NAME AND ADDRESS OF NEW OWNER:
AL SISI Constructions Inc.
1190 Grafton Drive
Franklin, Tennessee 37069

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owner

Map & Parcel 1500003600

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **PNB Holding Co. 1, Inc.**, a Tennessee corporation, has this day bargained and sold and does hereby transfer and convey unto **AL SISI Constructions Inc.**, a Tennessee corporation, its successors and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> A parcel of land located on Murfreesboro Road in the 29th Councilmanic District of Nashville, Davidson County, Tennessee, being further described according to a survey by Walter Davidson & Associates as follows:
>
> Commencing at the intersection of the center lines of Murfreesboro Road and Hamilton Church Road, thence S-44°05'24"-E a distance of 496 feet more or less to an iron rod in the northern right of way of Murfreesboro Road said rod also being the common corner between the property belonging to Hamilton United Methodist Church as of record in Book 4880, Page 434 and the subject tract and being the true point of beginning; thence N-41°45'32"-E a distance of 202.49 feet

to a small pipe in a fence; thence N-47°31'43"-E a distance of 232.71 feet to an iron rod; thence S-80°10'06"-E a distance of 120.47 feet to an iron rod in concrete; thence S-08°55'15"-W a distance of 337.66 feet to an iron rod in concrete; thence S-82°04'23"-E a distance of 562.18 feet to an iron rod at the west bank of Hamilton Creek; thence N-08°00'44"-E a distance of 501.15 feet to a point in the southern right of way of Hamilton Church Road; thence with said right of way S-82°04'08"-E a distance of 243.70 feet to a point in the common line with Harold L. and Marguerite P. Harden as of record in Book 2017, page 156, RODCT; thence S-09°41'26"-W a distance of 1,063.26 feet to an iron rod at the fence corner; thence S-83°05'50"-W a distance of 272.30 feet to a fence corner at the cast bank of Hamilton Creek; thence S-04°52'29"-W a distance of 148.04 feet to a point in the right of way of Murfreesboro Road; thence with said right of way N-41°13'00"-W a distance of 923.68 feet to a right or way monument; thence N-41°13'00"-W a distance of 258.50 fee: to an iron rod, said iron rod being the true point of beginning.

The above described parcel contains 711,788,166 square feet or 16.340 acres more or less.

Together with the easement rights for parking and ingress and egress in favor of Lott Tucker, Trustee, arising under a certain easement by and between Lott Tucker, Trustee and Metro Government acting through the Electric Power Board of record in Book 7049, Page 346, Register's Office for Davidson County, Tennessee, as shown on a survey by A & A Engineers, Inc., dated February 13, 1987.

INCLUDED in the above description but expressly EXCLUDED from this conveyance are the following two tracts:

Tract 1: A parcel of land located on Murfreesboro Road in the 29th Councilmanic District of Nashville, Davidson County, Tennessee, being further described according to a survey by Walter Davidson & Associates as follows:

Commencing at the intersection of the center lines of Murfreesboro Road and Hamilton Church Road thence S-44°05'24"-E a distance of 872.71 feet to an iron rod in the northern right of way of Murfreesboro Road said rod also being the common corner between the property belonging to Hamilton United Methodist Church as of record in Book 4880, Page 434, and the subject tract and being the true point of beginning; thence N-41°45'32"-E a distance of 202.40 feet to a small pipe in a fence; thence N-47°31'43"-E a distance of 232.71 feet to an iron rod: thence S-80°10'06"-E a distance of 120.47 feet to an iron rod in concrete; thence S-08°55'15"-W a distance of 337.66 feet to an iron rod; thence S-82°04'23"-E a distance of 155.00 feet to a point; thence S-48°47'00"-W a distance of 131.49 feet to a point; thence S-41°13'00"-E a distance of 375.00 feet to a point; thence S-48°47'00"-W a distance of 220.00 feet to a point in the right of way of Murfreesboro Road; thence with said right of way N-41°13'00"-W a distance of

514.00 feet to a concrete right of way monument; thence continuing with said right of way N-41°13'00"-W a distance of 258.49 feet to the Point of Beginning. Containing 239995.15 square feet or 5.5095 acres more or less.

Tract 2: Easement Rights as established in Easement of record in Book 7049, Page 346, said Register's Office, as those rights pertain to a parcel of land located on Murfreesboro Road, in the 29th Councilmanic District of Nashville, Davidson County, Tennessee being further described according to a survey by Walter Davidson & Associates, as follows:

Beginning at an iron rod at the SW corner of the property belonging to Metropolitan Government of Nashville and Davidson County, Tennessee (Electric Power Board) as of record in Book 3434, Page 71, RODCT; thence with the common line with Heartland Nashville Limited Partnership as of record in Book 7242, Page 574, RODCT and corrected by Deed of Record in Book 10044, Page 936, RODCT, N-08°55'15"-E a distance of 264.52 feet to an iron rod in concrete at the NE corner of the Heartland property; thence S-06°37'24"-E a distance of 273.24 feet to a point; thence N-82°04'23"-W a distance of 73.23 feet to the Point of Beginning, containing 9684.57 square feet or 0.222 acres more or less.

Being the same property conveyed to PNB Holding Co. 1, Inc. by deed from Pinnacle National Bank appearing of record in Instrument No. 20111228-0101444, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restriction of record in Book 8705, page 438, of said Register's Office; to Ingress/Egress & Parking Easements of record in Book 7049, page 346, of said Register's Office; to a Sewer Easement of record in Book 4896, page 538, of said Register's Office; to an Electric Line Easement of record in Book 3474, page 71, of said Register's Office; to an Anchor Easement of record in Instrument No. 20050408-0038931, of said Register's Office; to a Stormwater Detention Agreement of record in Instrument No. 20041214-0148432, of said Register's Office; to a Flood Plain running North to South across the middle of the subject property in accordance with Tax Map 1500003600; and to the zoning regulations of the appropriate governmental body.

This is unimproved property located on Murfreesboro Road and Hamilton Church Road, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, its sucessors and assigns, forever.

The undersigned covenants with the said grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same, and warrants the title against all persons

claiming under grantor and that it is unencumbered except by lien of the 2015 real property taxes, with the grantee to pay said taxes when due.

This conveyance is made and accepted without any warranties, express or implied, as to the condition of the property conveyed and said property is conveyed and accepted "as is". By acceptance of this deed, grantee acknowledges that it has inspected the property and is satisfied with its condition and it accepts the property "as is".

WITNESS MY HAND on this 18th day of June, 2015.

PNB Holding Co. 1, Inc.

By: _____
Allen Dixon, Authorized Officer

STATE OF TENNESSEE)
ss.
COUNTY OF DAVIDSON)

Before me, the undersigned authority, of the state and county aforesaid, 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 Authorized Officer of PNB Holding Co. 1, Inc., the within named bargainor, a Tennessee corporation, and that he as such Authorized Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Authorized Officer.

WITNESS MY HAND and official seal at office in Nashville, Tennessee, on this 18th day of June, 2015.

_____
Notary Public

My commission expires: 10/18/16

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

15199

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$138,600.00**, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 19th day of June, 2015.

Notary Public

My commission expires: 10/24/17

15199

True Copy Certification

I, George H. White, do hereby make oath that I am a licensed attorney and/or 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.

George H. White

George H. White

State of Tennessee
County of Rutherford

Personally appeared before me, Mary M. Richardson, a notary public for this county and state, George H. White, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary M. Richardson

Notary's Signature

My Commission Expires: 1/28/19

