Davidson County DEEDWARR Recvd: 07/01/15 08:57 4 pgs Fees:23.00 Taxes:1979.50 **20150701-0063426**

32376

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue, Ste. 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32376-04-2015**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $535,000.00. Affiant Subscribed and sworn to before me, this 29th day of June, 2015. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

LIMITED WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Midelton Properties, LLC 5130 Ashland City Highway Nashville, TN 37218	New Owner	Map and Parcel No.: 067 00 0 155 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **PNB Holding Co. 2, Inc., a Tennessee corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Midelton Properties, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5130 Ashland City Highway, Nashville, TN, 37218

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real against the lawful claims of all persons, claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized officer on the 29th day of June, 2015.

PNB Holding Co. 2, Inc.
a Tennessee corporation

BY: _____
Allen Dixon, Authorized Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, 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 the Authorized Officer of PNB Holding Co. 2, Inc., a Tennessee corporation, the within named bargainor, 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 such Authorized Officer.

Witness my hand, in Nashville, Tennessee, this 29th day of June, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 10/18/16

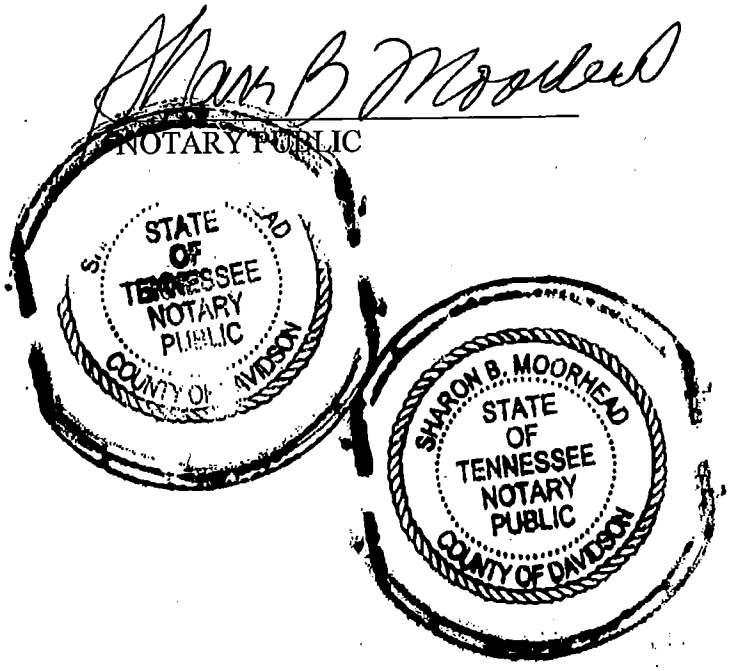


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Daniel Boone Log Homes, as of record in Instrument No. 20070911-0108878, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to PNB Holding Co., 2, Inc. by Substitute Trustees Deed dated January 23, 2014 from Donald R. Barrett, Jr., Substitute Trustee of record in Instrument No. 20140124-0006686, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015 and subsequent years, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 067 00 0 155 00.
2. Restrictive covenants, Maintenance and Access Agreements contained in an instrument of record in Instrument No. 20070928-0115639, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No. 20070911-0108878, Register's Office for Davidson County, Tennessee.
4. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070702-0078237, Register's Office for Davidson County, Tennessee.
5. Easement for the construction of slopes and for the construction of a working area outside of the proposed right of way as contained in the Deed to the State of Tennessee of record in Book 9465, page 468, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

