THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Walter E. Strickland Jimmy E. Strickland P.O. Box 2186 Brentwood, TN 37024	Same	163-00-0-412.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **PNB Holding Co. 2, Inc.**, a Tennessee corporation (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to **Walter E. Strickland and Jimmy E. Strickland**, individuals, and their heirs and assigns (collectively, the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property. This is unimproved property located on Eagle View Boulevard.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

[*Signature Page Follows*]

BILL GARRETT, Davidson County
Trans:T20160091002 DEEDWARRSP
Recvd: 10/14/16 15:58 5 pgs
Fees:28.00 Taxes:1461.50
20161014-0109110

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed effective as of the 14th day of October, 2016.

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

By: Allen Dixon
Name: ALLEN DIXON
Title: AUTHORIZED OFFICER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, ALLEN DIXON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the AUTHORIZED OFFICER of **PNB Holding Co. 2, Inc.**, a Tennessee corporation, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 13 day of October, 2016.

TONEE SPEARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

L. Tonee Spears
Notary Public

My Comm. Expires
July 8, 2019

My Commission Expires:

7-8-2019

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $395,000.00.

Walter E Strickland

Walter E. Strickland

Sworn to and subscribed before me this 14 day of October, 2016.

Brenda Reynolds

Notary Public

BRENDA REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

3/10/19

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2, on the Final Plat Resubdivision of Lot 2 The Shoppes at Ridgeview, as shown on Plat of record at Instrument No. 20121017-0095264, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to PNB Holding Co. 2, Inc., a Tennessee corporation, by Quitclaim Deed recorded at Instrument No. 20111228-0101445, Register's Office of Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2016 and subsequent years, a lien, not yet due and payable.

2. All matters shown on the Plat of record at Instrument No. 20121017-0095264, in the Register's Office of Davidson County, Tennessee.

3. All matters shown on the Plat of record at Instrument No. 20080603-0056596, Register's Office of Davidson County, Tennessee.

4. All matters shown on the Plat of record at Instrument No. 20080312-0025065, Register's Office of Davidson County, Tennessee.

5. Inspection and Maintenance Agreement for Private Stormwater Management Facilities, between Ridgeview Heights, LLC and the Metropolitan Government of Nashville and Davidson County, Tennessee, of record at Instrument No. 20081120-0114320, in the Register's Office for Davidson County, Tennessee, as superceded by Instrument No. 20090922-0088019, in said Register's Office.

6. Declaration of Reciprocal Easement Agreement with Covenants and Restrictions of record at Instrument No. 20081203-0117279, in the Register's Office for Davidson County, Tennessee.

7. Grant of Easement by and between Ridgeview Heights, LLC and Comcast of Nashville I, LLC, of record at Instrument No. 20090316-0023090, in the Register's Office of Davidson County, Tennessee.

8. Ingress-Egress Easement Agreement of record at Instrument No. 20141230-0118955, in the Register's Office of Davidson County, Tennessee.

9. Easement, Covenant and Restriction Agreement of record at Instrument No. 20141230-0118958, in the Register's Office of Davidson County, Tennessee.

10. Agreement for Dedication of Easement for Public Utility to Metropolitan Government of Nashville and Davidson County, of record at Instrument No. 20150330-0026820, in the Register's Office of Davidson County, Tennessee.

11. Any rights, easements, interests or claims which may exist by reason of or reflected by the following matters shown on the survey prepared by James G. Terry, TRLS #2287, in association with James Terry & Associates, dated October 10, 2016, Job No. 2016-528:
    (a) storm sewers and related appurtenances, as shown
    (b) all underground utilities not located in a recorded easement