

Prepared By/Record and Return To:  
Christine T. Adams, Esquire  
Rogers Towers, P.A.  
1301 Riverplace Blvd., Suite 1500  
Jacksonville, Florida 32207  
FN18-27/7146816

**SPECIAL WARRANTY DEED**

THIS INDENTURE is made this 8<sup>th</sup> day of April, 2019, between **JENNA BLAIR LANGFORD**, f/k/a **JENNA BLAIR McINARNAY**, a married woman, conveying property not her homestead, whose address is 105 Dairy Road, Melrose, Florida 32666 and **JOHN W. McINARNAY, III**, a married man, conveying property not his homestead, whose address is 1104 N.E. 8<sup>th</sup> Avenue, Gainesville, Florida 32601 (hereinafter collectively, the "Grantors"), and **CONVENIENT CAR CARE, INC.**, a Tennessee corporation (FEIN #90-1033244), ("Grantee"), whose address is P.O. Box 3323, Clarksville, Tennessee 37043;

**W I T N E S S E T H:**

That the said Grantors, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to them in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, have granted, bargained and sold to the said Grantee, its legal representatives, successors and assigns forever, the following described land (the "Land"), situate, lying and being in the County of **Clay**, State of Florida:

See Exhibit "A" attached hereto and by this  
reference made a part hereof.

Property Appraiser's Parcel ID Number: 230425-020403-007-00

together with all tenements, hereditaments and appurtenances of Grantors belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the following permitted encumbrances listed on Exhibit "B" attached hereto and by this reference made a part hereof (the "Permitted Encumbrances"):

To have and to hold the Property in fee simple forever.

Except as set forth in the Permitted Encumbrances, the said Grantors do hereby fully warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantors, but against none other.

Grantors represent that Grantors do not now reside and have never resided on the Property and have never filed for homestead exemption with respect thereto.

IN WITNESS WHEREOF, the said Grantors have caused this instrument to be executed in their names, the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Brittney Dimatelo  
Print Name: Brittney Dimatelo  
Casey Costello  
Print Name: Casey Costello

Jenna Blair Langford  
JENNA BLAIR LANGFORD, f/k/a Jenna Blair  
McInarnay

STATE OF FLORIDA

COUNTY OF Putnam

The foregoing instrument was acknowledged before me this 3 day of April, 2019, by Jenna Blair Langford, f/k/a Jenna Blair McInarnay, who (check one) ☒ is personally known to me, or ☐ has produced a valid driver's license as identification.



Jolie Herren  
Print Name: Jolie Herren  
Notary Public, State and County Aforesaid  
My Commission Expires: 9/6/20  
Commission Number: GG 026995

Signed, sealed and delivered  
in the presence of:

Devon Shoppard  
Print Name: Devon Shoppard

Harry L. Parker  
Print Name: Harry L. Parker

John W. McNarnay, III  
JOHN W. MCINARNAY, III

STATE OF FLORIDA

COUNTY OF Putnam

The foregoing instrument was acknowledged before me this 3 day of April, 2019, by John W. McNarnay, III, who (check one) ☒ is personally known to me, or ☐ has produced a valid driver's license as identification.



Jolie Herren  
Print Name: Jolie Herren  
Notary Public, State and County Aforesaid  
My Commission Expires: 9/6/20  
Commission Number: GG 026995

## EXHIBIT "A"

A part of Lot 14, Block 2, Section 16, as shown on map of Ridgewood as recorded in Deed Book "Q", Page 663 of the Public Records of Clay County, Florida, also being known as a portion of Lot 14, Section 16 as shown on map of Ridgewood as recorded in Plat Book 1, Page 23 of said Public Records of Clay County, Florida and being more particularly described as follows:

Commence at the most Westerly corner of Tract "C" as shown on map of the Meadows Unit Two, as recorded in Plat Book 16, Pages 56, 57 and 58 of said Public Records of Clay County, Florida; thence North  $56^{\circ}11'41''$  East and on the Northwestern boundary of said The Meadows Unit Two, a distance of 145.00 feet to the point of beginning; thence continue North  $56^{\circ}11'41''$  East and on said Northwestern boundary of the Meadows Unit Two, a distance of 140.52 feet; thence North  $44^{\circ}56'55''$  West, a distance of 305.77 feet to a point on the Southeasterly right-of-way line of Blanding Boulevard (State Road No. 21); thence South  $56^{\circ}11'41''$  West, and on said Southeasterly right-of-way line 141.61 feet; thence South  $45^{\circ}08'55''$  East, a distance of 305.98 feet to the point of beginning.

**EXHIBIT B  
TO SPECIAL WARRANTY DEED**

**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.
2. Drainage Easement in favor of the State of Florida recorded in Official Records Book 516, page 550.
3. Kingsley Service Company Easement Deed recorded in Official Records Book 642, page 290, and as set out in Personal Representative's Distributive Deed recorded in Official Records Book 3181, page 906.
4. Survey prepared by Richard A. Miller & Associates, Inc., dated August 29, 2018, under Job No. 2018-326, shows:
  - a. Concrete headwall located partially on caption and partially on adjacent property to the northeast;
  - b. various utility improvements located on caption for which no apparent easement exists.