

This Instrument Prepared by:
Christine T. Adams, Esquire
Rogers Towers, P.A.
1301 Riverplace Blvd., Suite 1500
Jacksonville, Florida 32207
C7752/802344

And After Recording Return to:
Winstead PC
500 Winstead Bldg.
2728 N. Harwood Street
Dallas, Texas 75201
Attn: Jeff Matthews

Tax Identification Parcel No.:
230425-020403-007-00

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 30th day of January 2020, by **CONVENIENT CAR CARE, INC.**, a Tennessee corporation (FEIN #90-1033244), whose address is P.O. Box 3323, Clarksville, Tennessee 37043 ("**Grantor**"), to **NLD BLANDING 2 LLC**, a Texas limited liability (FEIN #84-3884412), whose address is 201 Main Street, Suite 600, Fort Worth, Texas 76102 ("**Grantee**").

W I T N E S S E T H:

THAT GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations paid by Grantee to Grantor, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to Grantee and Grantee's successors and assigns forever, all that certain land (the "**Land**") situated in Clay County, Florida, more particularly described as follows:

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

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to the Land (collectively, the "**Property**").

TO HAVE AND TO HOLD the same in fee simple forever.

This conveyance is made free and clear of and from any encumbrances made or suffered by Grantor except those set forth on Exhibit B attached hereto and incorporated herein (the "**Permitted Encumbrances**").

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other, subject, however, to the Permitted Exceptions.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.

Signed in the presence of:

CONVENIENT CAR CARE, INC., a
Tennessee corporation

Witness

By: Candace Y. Werry

Name: Candace Werry

Its: President

Print Name: Megan J. W. Cruce

Date: Jan. 29, 2020

Witness

Print Name: Brian Bunning

STATE OF TN)
COUNTY OF Montgomery) SS:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 29 day of January, 2020, by Candace Werry, as President of CONVENIENT CAR CARE, INC., a Tennessee corporation. She is personally known to me or produced personally known as identification.

{Notary Seal must be affixed}

Notary Public, State of TN

Robin M. Knight

Name of Notary Typed, Printed or Stamped

Commission Number (if not legible on seal):

My Commission Expires (if not legible on seal): 9/13/21

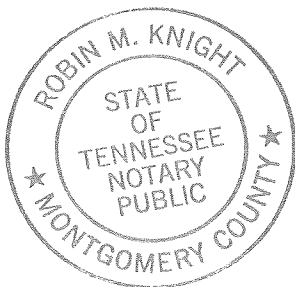


EXHIBIT "A"

LEGAL DESCRIPTION

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 2020 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 and revised January 25, 2019, under Job No. 2018-326, shows a concrete headwall located partially on caption and partially on adjacent property to the northeast, and utility improvements located on caption for which no apparent easement exists.