Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

BILL GARRETT, Davidson County
Trans:T20140061900 DEEDWARR
Recvd: 08/21/14 10:26 2 pgs
Fees:13.00 Taxes:1820.40
20140821-0076218

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $492,000.00

Affiant

Subscribed and sworn to before me, this 14th day of August, 2014.

Notary Public

My commission expires: 1-24-17

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
NASHTEN, LLC	**New Owner**	**Map/Parcel: 034-05-0-075.00**
14 Main Street		
Luzerne, PA 18709		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

NBP, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NASHTEN, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 2 on the Final Plat of the Re-Subdivision of Lot 22 and Part of Reserved Strip on the Map of Bransford Realty Company's Alto Loma Subdivision, of record in Instrument No. 20001026-0106279, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to NBP, LLC, by Quitclaim Deed, from Abdullah Malek and wife, Linda Malek, dated December 11, 2008, of record in Instrument No. 20081215-0119891, Register's Office for Davidson County, Tennessee. Said property was conveyed to J. Steven Bell, Trustee for Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, of record in Instrument No. 20071231-0149041, dated December 27, 2007, who subsequently appointed Joseph J. Jensen, as Substitute Trustee, of record in Instrument No. 20080516-0050741, dated December 12, 2008. Joseph J. Jensen, as Substitute Trustee, offered said property for sale at public outcry to the highest bidder for cash, at which time the said property was struck off and sold and conveyed by Substitute Trustee;s Deed to Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, of record in Instrument No. 20081215-0119889, dated December 12, 2008, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20001026-0106279, Register's Office for DAVIDSON County, Tennessee.
Easement for Pedestrians & Utilities of record in Instrument No. 20070904-0105897, Register's Office for DAVIDSON County, Tennessee.
Sewer, Drainage & Water Main Easement to Metro of record in Instrument No. 20070710-008193 and Instrument No. 20060120-0007539, Register's Office for DAVIDSON County, Tennessee.
Storm Water Maintenance Agreement of record in Instrument No. 20080318-0027100 and Instrument No. 20070710-0081908, Register's Office for DAVIDSON County, Tennessee.

Storm Drainage Easement of record in Instrument No. 20080318-0027129 and Instrument No. 20060120-0007506, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (____) unimproved (✓) property known as 1562 Crestview Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 14th day of August, 2014.

NBP, LLC

X _____
By: Keith Rosenblum, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Keith Rosenblum**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **Member** (or other officer authorized to execute the instrument) of **NBP, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such **Member** executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as **Member**

Witness my hand, at office, this 14th day of August, 2014.

_____
Notary Public

My Commission Expires: 1-24-17

File #: **140115SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027