Davidson County	DEEDWARRSP
Recvd: 11/24/14 15:00	6 pgs
Fees:33.00 Taxes:370.00	
20141124-0108251	

True Copy Certification

I, Suzanne Rippel, 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.

Signature

State of Ohio

County of Richland

Personally appeared before me, Amanda D. Lindsey a notary public for this county and state, Suzanne A. Rippel 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: March 14, 2016
Notary' Seal (if on paper)

NOTARY PUBLIC STATE OF OHIO

AMANDA D. LINDSEY
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires
March 14, 2016

This Instrument Prepared By:	Name and Address of Property Owner:	Property Address:
Martin J. Clifford, Esq. 403 Main Street, Suite 716 Buffalo, New York 14203	1201 Neelys Bend Road, LLC c/o Ark Wholesale, LLC 1888 Niagara Falls Boulevard Tonawanda, New York 14150	1133 Neelys Bend Road Madison, TN 37115
Return to:	Mail Tax Bills to:	
Suzanne A. Rippel Fidelity Title 399 Sturges Avenue Mansfield, Ohio 44903	1201 Neelys Bend Road, LLC c/o Ark Wholesale, LLC 1888 Niagara Falls Boulevard Tonawanda, New York 14150	Tax Parcel ID# 052000020.00

Fees and Taxes:
Recording $ 33.00
Reg. Fee $
Transfer Tax $ 370.00
Total $ 403.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into effective as of the 17th day of November, 2014, by and between WILLIAM L. CONGER A/K/A WILLIAM LESTER CONGER, 1133 Neelys Bend Road, Madison Tennessee 37115 ("Grantor") and 1201 NEELYS BEND ROAD, LLC, a Tennessee limited liability company, 1888 Niagara Falls Boulevard, Tonawanda New York 14150 ("Grantee").

W I T N E S S E T H:

That for and in consideration of One Hundred Thousand and 00/100 Dollars ($100,000.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate (the "Property") situated and being in the County of Davidson, State of Tennessee:

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

TO HAVE AND TO HOLD the Property together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns, in fee simple forever.

Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the Property; that Grantor has good and lawful right to sell and convey the same; that the same is free from any lien or encumbrance, except as set out in the attached Exhibit "B", incorporated herein by reference, and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

All warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS the execution of this Indenture by Grantor effective the day and year first above written.

William L. Conger

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

On this 19th day of November, 2014, before me a Notary Public in and for said county and state, personally appeared William L. Conger, known to me to be the identical person who subscribed (his/her) name to the foregoing, and acknowledged the execution thereof to be (his/her) voluntary act and deed for the purposes therein contained.

Notary Public

AMELIA ALONZO
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires:

8-21-17

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED and sworn to before me this 19th day of November, 2014.

Notary Public

AMELIA ALONZO
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires:

8-21-17

EXHIBIT "A"

Tract 1: Land in the eleventh Civil District of Davidson County, Tennessee, being the southerly part of Lot No. 3 on the unrecorded Map of Mrs. Margaret L. Compton's lands, more particularly described on the unrecorded survey made by Hal R. Swann, Jr., Surveyor, September 6, 1958, as follows: Map 052-00-0 par 020.00;

Said part of said Lot No. 3 fronts 170 feet on the northeasterly side of Neelys Bend Road, and extends back 248 feet on the northwesterly line, running from the center line of Neelys Bend Road, and 258 feet on the southeasterly line running from the center line of Neelys Bend Road, to a line in the rear on which it measures 151.5 feet, more or less. The survey calls for said lines are as follows:

The direction of the line running along the center of Neelys Bend Road is North 45 ¼ degrees West; the northwesterly line is 258 feet in length running from the center of Neelys Bend Road North 37 ¼ degrees East; the line running at the rear of said property is 151.5 feet, more or less, in length and its direction runs South 52 ¼ degrees East to a fence corner; the line running along the southeasterly margin of said property runs from the center line of Neelys Bend Road a distance of 258 feet and its direction is South 31 ½ degrees West.
Source of Title: 20050613-0067481

Tract 2: Land in the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 3 and the westerly 108.5 feet of lot No. 4, on the Map showing subdivision of Mrs. Margaret L. Compton's land, described according to a survey by Erie Drake, County Surveyor, May 31, 1929, as follows: Map 052-00-0 par 021.00;

Part Lot 3: Beginning at a point 258 feet from the center line of Neelys Bend Road in the line between Lots Nos. 2 and 3, being the northwesterly line of this tract; thence along a fence north 37 ¼ degrees east 193 feet to an iron pin; thence south 61 degrees 27' east 124.5 feet to a point in the line between lots Nos. 3 and 4; thence with the line between lots 3 and 4 south 31 ½ degrees west 230 feet to a point; thence north 45 ¼ degrees west parallel to Neelys Bend Road, 151.5 feet to the point of beginning, known as 1129 Neelys Bend Road, Nashville, Tennessee.
Part Lot 4: Beginning in the center of Neelys Bend Road at the southeast corner of the property conveyed to T.W. Rascoe by deed from Margaret L. Compton, of record in Book 772, Page 333, Register's Office for said County; thence with the center of Road south 44 degrees east 108.5 feet to the southwest corner of the property conveyed to Douglas G. Odom and wife, by deed from Carl H. Boone, and wife, record in Book 1810, Page 497, said Register's Office; thence with said Odom's westerly line westerly northeastwardly 713 feet, more or less, to the northerly line of said Lot No. 4; thence with said line north 53 degrees west 108.5 feet to a post, the northeast corner of said Rascoe property; thence with the easterly line of said property south 31 ½ degrees west 689 feet to the beginning, (#1137).

Being part of the property conveyed to William R. Conger and wife, Sybil S. Conger by deed from Carl H. Boone and wife, Georgia Robles Boone, of record in Book 4345, Page 919, said Register's Office (William R. Conger, deceased).

INCLUDED BUT EXCLUDED: Beginning at the iron pin in the line between Lots Nos. 3 and 4 of said subdivision, said pin being 488 feet from the center line of Neelys Bend Road; thence along the fence and along the line between Lots Nos. 3 and 4, North 31 degrees 15' East 201 feet to a post; thence South 56 degrees 36' East 108.5 feet to a post, being the northwest corner of part of Lot No. 4 conveyed to Douglas G. Odom and wife, by deed from Carl H. Boone and wife, as of record in Book 1764, Page 553, Register's Office; thence with Odom's line, South 31 degrees 15' west 192 feet to an iron pin located 521 feet from the center line of Neelys Bend Road; thence North 61 degrees 27' west 108.5 feet to the point of beginning.

ALSO DESCRIBED AS:

A TRACT OF LAND IN THE 9TH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, LYING ON THE NORTHEASTERLY MARIGIN OF NEELYS BEND ROAD, SOUTH OF CANDLEWOOD DRIVE, BEING SHOWN AS PARCEL 20.00 ON DAVIDSON COUNTY TAX MAP NO. 52 AND BEING MORE PARTICUARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF NEELYS BEND ROAD, A 50-FOOT PUBLIC RIGHT-OF-WAY, AT THE MOST SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO 1201 NEELYS BEND ROAD, LLC AS OF RECORD IN INSTRUMENT NO. 20140521-0045771, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID IRON ROD BEING THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE

1. WITH THE NORTHEASTERLY RIGHT-OF WAY LINE OF SAID NEELYS BEND ROAD, NORTH 41 DEGREES 00 MINUTES 28 SECONDS WEST, 286.68 FEET TO AN IRON ROD (NEW); THENCE,

2. LEAVING SAID RIGHT-OR-WAY LINE OF NEELYS BEND ROAD, AND WITH THE SOUTHEASTERLY BOUNDARY LINE OF CANLEWOOD SUBDIVISION AS OF RECORD IN INSTRUMENT NO. 20030122-0009060, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, NORTH 42 DEGREES 26 MINUTES 58 SECONDS EAST, 438.53 FEET TO AN IRON ROD (NEW) AT THE MOST NORTHWESTERLY PROPERTY CORNER OF THE AFOREMENTIONED 1201 NEELYS BEND ROAD, LLC PROPERTY; THENCE

3. WITH THE COMMON LINE OF SAID 1201 NEELYS BEND ROAD, LLC PROPERTY, SOUTH 54 DEGREES 46 MINUTES 50 SECONDS EAST, 235.01 FEET TO AN IRON ROD (NEW); THENCE

4. SOUTH 36 DEGREES 33 MINUTES 30 SECONDS WEST, 504.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 121,589 SQUARE FEET OR 2.79 ACRES, MORE OR LESS AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/ASCM LAND TITLE SURVEY OF 2011.

EXHIBIT "B"

1. Taxes for the year 2014 a lien, not yet due and payable;

2. Any state of facts shown on a survey delivered to Grantee;

3. Applicable zoning and use ordinances, regulations or statutes;

4. Electrical Permit of record in Book 5003, Page 346, in the Register's Office for Davidson County, Tennessee; and

5. Gas/Mechanical, Electrical and Plumbing Permit of record in Book 10286, Page 203, in the Register's Office for Davidson County, Tennessee.