Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-1158

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~Davidson~~ Sarasota

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of August, 2018

Notary Public
Commission Expires: _____

Bill Garrett Davidson County
Batch# 134072 **DEEDWARR**
08/28/2018 10:53:40 AM 2 pgs
Fees: $13.00 Taxes: $118.40

20180828-0085092

ANDREW W. ROSIN
Notary Public – State of Florida
Commission # GG 15973
My Comm. Expires Oct 13, 2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jeff Niblock 0 Brick Church Pike Whites Creek, TN 37189	Jeff N. Block 212 Derby Ct Nelson, TN 37086	41-035.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Harry Walia, a single person

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeff Niblock

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:

Located on the Westerly margin of Brick Church Pike South of Old Hickory Boulevard and being more particularly described according to a survey made by Crawford Land Surveyors, P.C., Williams C. Cockrill, Tenn. R.L.S. No. 1401, dated January 16, 1997, as follows:

Beginning at an iron pin in the Westerly margin of Brick Church Pike, said pin being the Northeast corner of Lot No. 2 of Bozeman Subdivision of record in Book 9700, Page 287, R.O.D.C.; thence, leaving said margin, with the North line of said Lot No. 2, North 87 degrees 16' 00" West, 729.13 feet to an iron pin; thence, with the West line of Lot No. 2, South 02 degrees 44' 00" West, 303.73 feet to a iron pin in the North line of Skyline Subdivision, Section Two of record in Book 3700, Page 46, R.O.D.C.: thence, with said Skyline Subdivision, North 87 degrees 16' 00", 805.00 feet to an iron pin; thence, leaving said subdivision, North 02 degrees 25' 32" East, 400.00 feet to an iron pin; thence, South 87 degrees 16' 00" East, 1519.80 feet to an iron pin in the Westerly margin of Brick Church Pike; thence, with said margin and a curve concave to the west having a central angle of 10 degrees 24' 52", a radius of 539.00 feet and a chord of South 06 degrees 58' 56" East, 97.66 feet for an arc length of 97.79 feet to the point beginning, containing 391,958 square feet or 9.00 acres, more or less.

Less and except that portion conveyed in Warranty Deed recorded May 22, 1997 in Book 10463, Page 726, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harry Walia, a single man by Warranty Deed from N.R.L.L. East, LLC, a Florida limited liability company of record in Instrument No. 20060901-0108250, Register's Office for Davidson County, Tennessee, dated August 02, 2006 and recorded on September 01, 2006, and Corrective Warranty Deed recorded on August 16, 2007, in Instrument No. 20070816-0097845.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 0 Brick Church Pike, Whites Creek, TN 37189.

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, their heirs and assigns forever; and we so covenant with 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6th day of August, 2018.

Harry Walia

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~Davidson~~ Sarasota

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Harry Walia, a single person

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Whites Creek, Tennessee~~ this 6th day of August, 2018.

Notary Public

My Commission Expires: _____

(Notary Seal)

ANDREW W. ROSIN
Notary Public – State of Florida
Commission # GG 15973
My Comm. Expires Oct 13. 2020