



This Instrument Prepared by:  
J.J. Gullett  
GULLETT TITLE, INC.  
401 Saint Johns Avenue  
Palatka, Florida 32177-4724

Property Appraisers Parcel Identification (Folio) Numbers:  
06-4S-17-08028-129

SPACE ABOVE THIS LINE FOR RECORDING DATA

### SPECIAL WARRANTY DEED

THIS INDENTURE made and executed this 19th day of April, 2018 by **TD BANK, National Association**, existing under the laws of The United States of America hereinafter called Grantor, and **ELECXIA R. REED, a single woman**, whose post office address is: **1042 Southwest Jaguar Drive, Lake City, FL 32025**, hereinafter called the Grantee:

*(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

WITNESSETH: That the Grantor, for and in consideration of the sum of One Hundred Thirty Thousand and 00/100 (\$130,000.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee the following real property situate in the County of Columbia, State of Florida, to wit:

Lot 29, CYPRESS LANDING, according to the Plat thereof, recorded in Plat Book 7, Pages 40 through 43, of the Public Records of Columbia County, Florida.

For identification purposes only, property address:

1042 Southwest Jaguar Drive  
Lake City, FL 32025

Subject to all easement, rights-of-way, exceptions, covenants, conditions, restrictions, encroachments, reservations, encumbrances, access limitations, and all other matters or conditions affecting the Property of record (including all objections Seller has declined to cure and Purchaser has waived).

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in fee simple.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the lawful claims and demands of all persons claiming by, through or under the above-named Grantor, but against none other.

Special Warranty Deed  
TD Bank | REED  
Page 2 of 2

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Cindy L. Rich  
WITNESS  
Printed Name: Cindy L. Rich

**TD BANK, National Association**

By: [Signature]  
CAROL C. FARNSWORTH, Vice President  
P.O. Box 9540, Portland, ME 04112-9540

Margaret Broughman  
WITNESS  
Printed Name: Margaret Broughman

**STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE**

The foregoing instrument was acknowledged before, the undersigned Notary Public of the State and County aforesaid, this 19th day of April, 2018 by CAROL C. FARNSWORTH, Vice President whom personally appeared and proved to me to be the on the basis of satisfactory proof, the person who executed the foregoing instrument on behalf of TD BANK, National Association.

WITNESS my hand and official seal at office this 19th day of April, 2018.

Janet F. Ross  
Notary Public

My Commission Expires: 12/31/2023

