

Prepared by:
Elaine R. Davis
American Title Services of Lake City, Inc.
321 SW Main Boulevard, Suite 105
Lake City, Florida 32025

File Number: 16-359

Inst: 201612011897 Date: 07/18/2016 Time: 4:08PM
Page 1 of 1 B: 1318 P: 2166, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 203.00

General Warranty Deed

Made this July 18th, 2016 A.D.

By **SUBRANDY LIMITED PARTNERSHIP**, a Florida Limited Liability Company, whose address is: Post Office Box 513, Lake City, Florida 32056, hereinafter called the grantor,

to **CLINTON W. WALKER and HOLLY L. WALKER, husband and wife**, whose post office address is: 151 SW Plum Court, Fort White, Florida 32038, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

LOT 37, MEADOWLANDS PHASE 3, a subdivision according to the plat thereof recorded in Plat Book 8, Pages 7-10, of the Public Records of **COLUMBIA COUNTY, FLORIDA**.

Parcel ID Number: 03761-137

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2015.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Debbie G. Moore
Witness Printed Name Debbie G. Moore

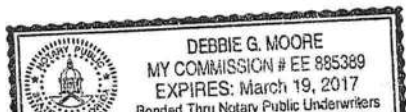
SUBRANDY LIMITED PARTNERSHIP
Bradley N. Dicks (Seal)
Bradley N. Dicks, Its General Manager
Address: Post Office Box 513, Lake City, Florida 32056

Nicole A. Moore
Witness Printed Name Nicole A. Moore

(Seal)
Address:

State of FLORIDA
County of COLUMBIA

The foregoing instrument was acknowledged before me this 18th day of July, 2016, by Bradley N. Dicks, Its General Manager for SUBRANDY LIMITED PARTNERSHIP, a Florida Limited Liability Company, who is/are personally known to me or who has produced DRIVER LICENSE as identification.



Debbie G. Moore
Notary Public
Print Name: _____
My Commission Expires: _____