

Prepared by:  
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Abstract Trust Title, LLC  
PO Box 7175  
Lake City, FL 32055

ATS# 4-5877

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## Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 2<sup>nd</sup> day of October, 2013, Robert Terry Martin and Stephen Austin Sessions hereinafter called the grantors, to Joel J. Doroshenko and Diane R. Doroshenko, as husband and wife whose post office address is: 20 Rebkah Court, Newnan, GA 30265 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 corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$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: Parcel ID# 02941-109

Lot 9, Southern Landings Aviation Subdivision, according to the plat thereof recorded at Plat Book 7, Pages 205-206, Public Records of Columbia County, Florida.

The above described property is not, nor has it ever been the homestead of the Grantor, Robert Terry Martin, who in fact resides at: 4 A.E. 6<sup>th</sup> Street Pompano Beach FL 33060

The above described property is not, nor has it ever been, the homestead of the Grantor, Stephen Austin Sessions, who in fact resides at: 24095 S.W. Sisters Welcome Rd #101 Lake City FL 32025

TOGETHER with all 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, 2012.

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.

Stephanie D. Copeland  
Witness:  
Stephanie D. Copeland  
Printed Name:

Michael Harrell  
Witness:  
Michael Harrell  
Printed Name:

Robert Terry Martin  
Robert Terry Martin

Stephen Austin Sessions  
Stephen Austin Sessions

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of October, 2013 by Robert Terry Martin and Stephen Austin Sessions personally known to me or, if not personally known to me, who produced DL for identification and who did not take an oath.

(Notary Seal)

Notary Public

