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Prepared by:  
Abstract Trust Title, LLC  
283 NW Cole Terr.  
Lake City, FL 32055

Inst: 201712003656 Date: 02/28/2017 Time: 10:11AM  
Page 1 of 2 B: 1331 P: 2390, P.DeWitt Cason, Clerk of Court  
Columbia County, Fl: BD  
Deputy Clerk Doc Stamp Deed: 644.00

ATT# 4-7523

## Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 27<sup>th</sup> day of February, 2017, **Oswell L. Arnold, Jr. and Deborah A. Saunders**, hereinafter called the grantor, to **Vincent L. Flournoy and his wife, Chakrita T. Flournoy** whose post office address is: 360 SE Olustee Ave., 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 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.

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

The Lands Described in Exhibit "A" is not the Homestead, nor has it ever been the Homestead of the Grantor, who in fact resides at: 143 Steeple Chase Road, Lexington, SC 29072 AND 482 SW Beth Drive, Lake City, FL 32024

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, 2016.

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:

Wendy E. Shaver

Witness:

Wendy E. Shaver

Printed Name:

Brandi Lynn Lee

Witness:

Brandi Lynn Lee

Printed Name:

Oswell L. Arnold, Jr., by his attorney in fact, Deborah A. Saunders

Oswell L. Arnold, Jr., by his Attorney  
In Fact, Deborah A. Saunders

Deborah A. Saunders

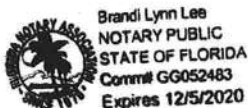
Deborah A. Saunders

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of February, 2017 by **OSWELL L. ARNOLD, JR., BY HIS ATTORNEY IN FACT, DEBORAH A. SAUNDERS, AND DEBORAH A. SAUNDERS**, personally known to me or, if not personally known to me, who produced DL for identification and who did not take an oath.

Brandi Lynn Lee  
Notary Public  
Brandi Lynn Lee

(Notary Seal)



ATT 4-7523

### **EXHIBIT "A"**

Lot 14 and Lot 15, EXCEPT that part of said Lot 15 as described as follows:  
Beginning at the SW corner of Lot 16 and running S 36°36' E, along the Southerly line of said Lot 16, 110.00 feet to the Westerly line of Olustee Avenue, thence S 53°24' W, along Olustee Avenue 58.78 feet, thence N 8°29' W, 124.72 feet, more or less to the POB, all in Block 11, Country Club Estates Re-plat according to plat on file in Plat Book 3, page 32, public records of Columbia County, Florida.