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Prepared by:

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

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D.C.P.DeWitt Cason, Columbia County Page 1 of 1 B: 1247 P: 557

ATS# 4-5424

## Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 28th day of December, 2012, by John D. Reynolds and Dana M. Reynolds, husband and wife and Lynda L. Carr, A Single Woman, hereinafter called the grantor, to Brian H. Tillman and his wife, Lisa R. Tillman whose post office address is: 435 SW Emerald St., Lake City, FL 32024 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# R02866-126

Lot 26, Emerald Forest, a subdivision according to the plat thereof recorded at Plat Book 6, Page 74, in the Public Records of Columbia County, Florida.

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:

Witness: Amanda Willis

Printed Name:

Melinda Weaver

Witness:

MELINDA WEAVER

Printed Name:

John D. Reynolds

Dana M. Reynolds

Lynda L. Carr

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 28th day of December, 2012 by JOHN D. REYNOLDS AND HIS WIFE, DANA M. REYNOLDS AND LYNDIA L. CARR, A Single Woman personally known to me or, if not personally known to me, who produced Drivers license for identification and who did not take an oath.

Notary Public

