

Prepared by:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

Inst: 201812026696 Date: 12/27/2018 Time: 2:03PM
Page 1 of 1 B: 1375 P: 588, P.DeWitt Cason, Clerk of Court
Columbia, County, By: KV
Deputy ClerkDoc Stamp-Deed: 612.50

ATT# 4-8683

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 21 day of December, 2018, By Melissa M. Wallach, Joined by Her Spouse, Angela Tenerelli, hereinafter called the grantor, to Robert Lloyd Brennan whose post office address is: 305 SE Jeremy Pl, 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:

Lot 37, Village Wood Unit II, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 77, of 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 the prior year.

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:

[Signature]
Witness:
[Signature]
Printed Name:

[Signature]
Witness:
[Signature]
Printed Name:

[Signature]
Melissa M. Wallach

[Signature]
Angela Tenerelli

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 21 day of December, 2018 by MELISSA M. WALLACH, JOINED BY HER SPOUSE, ANGELA TENERELLI personally known to me or, if not personally known to me, who produced [Signature] for identification and who did not take an oath.

[Signature]
Notary Public

(Notary Seal)



Brandi Lynn Lee
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG092483
Expires [Redacted]