

Prepared by:

Heritage Title Services of North Florida, Inc.  
201 Parshley Street S.W.  
Live Oak, Florida 32064

File Number: 17-0237

Inst: 201712012935 Date: 07/11/2017 Time: 2:26PM  
Page 1 of 2 B: 1340 P: 1116, P.DeWitt Cason, Clerk of Court  
Columbia, County, By: BD  
Deputy ClerkDoc Stamp-Deed: 210.00

## General Warranty Deed

Made this July 10, 2017 A.D. By **Kelly Lee Brown**, whose post office address is: 1723 Moreno Avenue, Fort Myers, Florida 33901, hereinafter called the grantor, to **George P. Buckner, and Rene L. Buckner, husband and wife**, whose post office address is: 4048 Ashland City Road, Clarksville, Tennessee 37043, 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:

COMMENCE AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4, SECTION 1, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA; THENCE N 88 DEG. 36'17" E, 299.14 FEET; THENCE S 0 DEG. 27'33" E, 320.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 0 DEG. 27'33" E, 336 FEET; THENCE N 88 DEG. 40'27" E, 649.08 FEET; THENCE N 0 DEG. 27'33" W, 336 FEET; THENCE S 88 DEG. 40'27" W, 649.08 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A NON-EXCLUSIVE, PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A STRIP OF LAND 60 FEET IN WIDTH TO BE USED FOR ROADWAY PURPOSES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 1, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA; THENCE N 0 DEG. 27'33" W, 60 FEET; THENCE S 88 DEG. 40'27" W, 324.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 88 DEG. 40'27" W, 60 FEET; THENCE N 0 DEG. 27'33" W, 941 FEET; THENCE N 88 DEG. 40'27" E, 60 FEET; THENCE S 0 DEG. 27'33" E, 941 FEET TO THE POINT OF BEGINNING.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **R00312-014**

**Subject** to any valid and existing oil, gas or mineral right, reservation, royalty transfer or mineral deed conveying or reserving any interest in the oil, gas or minerals underlying said lands, or any portion thereof, heretofore executed and  
DEED Individual Warranty Deed With Non-Homestead-Legal on Face

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duly recorded in the public records of said county.

**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, 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:*

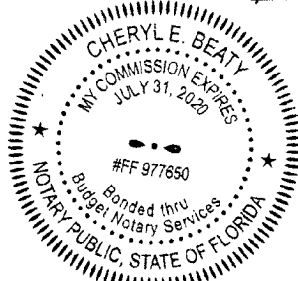
Cheryl E. Beatty  
Witness Printed Name Cheryl E. Beatty

Kelly Lee Brown (Seal)  
**Kelly Lee Brown**  
Address: 1723 Moreno Avenue, Fort Myers, Florida  
33901

Teresa P. Berman  
Witness Printed Name Teresa P. Berman

State of Florida  
County of Suwannee

The foregoing instrument was acknowledged before me this 10th day of July, 2017, by Kelly Lee Brown, who is/are personally known to me or who has produced FLORIDA D.L. as identification.



Cheryl E. Beatty  
Notary Public  
Print Name: Cheryl E. Beatty  
My Commission  
Expires: 7-31-2020