

PREPARED BY AND RETURN TO:
Matthew B. Sullivan, Esq.
4756 Central Avenue
St. Petersburg, FL 33711
\$175,500.00

WARRANTY DEED

THIS WARRANTY DEED is made this 14th day of October 2016 by, NEDHALL S. NATHER, a single man, whose post office address is 715 42nd Avenue, North East, St. Petersburg, FL 33703 (the "Grantor"), in favor of WILLINGHAM DR., L.L.C., a Texas limited liability company, whose address is 208 Simmons Drive, Coppell, TX 75019 (the "Grantee"):

(Whenever 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 corporations.)

WITNESSETH: That the Grantors, 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, and Grantee's heirs, successors and assigns forever, all that certain land situated in Pinellas County, Florida, and described as follows:

Lot 14, Less the West 10 feet thereof, and West 20 feet of Lot 15, Block 3, Unit One of Snell Shores, according to the map or plat thereof as recorded in Plat Book 20, Page 31, Public Records of Pinellas County, Florida.

Address: 715 42nd Avenue, North East, St. Petersburg, FL 33703
Parcel I.D.: 05-31-17-83754-003-0140

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby fully warrants the title to the Property, and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes and assessments accruing subsequent to December 31, 2015.

[Signature appears on the following page.]

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed by its duly authorized officer on the day and year first above written.

Witnesses:

[Handwritten signature of Jay Phillips]

Print Name: JAY PHELIPS

[Handwritten signature of Lauren A. Davis]

Print Name: LAUREN A. DAVIS

By: *[Handwritten signature of Nedhall S. Nather]*
Nedhall S. Nather

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on October 14th, 2016, by Nedhall S. Nather, a single man, who is personally known to me, or has produced FDL as identification.

SEAL

[Handwritten signature of Lauren A. Davis]
(Signature) NOTARY PUBLIC
Print Name: _____
My Commission Expires: _____

