

Prepared by and Return to:  
Lynn Smith  
MTI Title Insurance Agency, Inc.  
8317 Front Beach Road, Suite 17-A  
Panama City Beach, FL 32407

Consideration Amount \$90,950.00  
Property Appraiser's Parcel ID #: 06947-540-000  
File- MFL-109662  
(incidental to the issuance of a title insurance policy)

CORPORATE WARRANTY DEED

This Indenture, Made this May 17, 2013, between Convergent Group, LLC, a Florida limited liability company, whose business address is 19211 PC Beach Pkwy Panama City Beach, FL 32413, hereinafter called the "Grantor"\*, and Beverly A Hutchinson and Christine Brawner, as Joint Tenants with Rights of Survivorship, whose address is 2539 Taylor Road Panama City, FL 32404, hereinafter called the "Grantee":

**Witnesseth:** That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying, and being in Bay County, FL, and being further described as follows:

**Lot 20, Block "E" Pine Crest Addition to Callaway as recorded in Plat Book 13, Page 73 in the Public Records of Bay County, Florida.**

MORE COMMONLY KNOWN AS: 6615 Enzor Street, Callaway, FL 32404

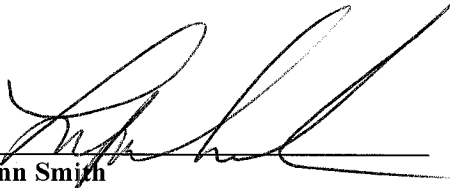
and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

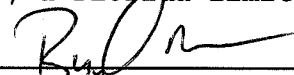
\*"Grantor" and "grantee" are used for singular or plural, as context requires.

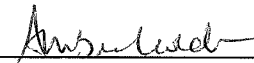
Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

CONVERGENT GROUP, LLC, a Florida limited liability company

  
Lynn Smith

  
Ryan D. McKimm, Managing Member

  
Amber Golden

State of Florida; County of Bay

The foregoing instrument was acknowledged by me this May 17, 2013 by: Ryan D. McKimm, who acknowledged that he/she is the sole Managing Member of Convergent Group, LLC, a corporation, and is authorized to execute the forgoing instrument, and who is personally known by me or who has produced: a valid driver's license as identification and who did not take an oath.

  
Notary Public

My Commission Expires: \_\_\_\_\_

