

2073

Cons. 324,000.00

Return to: (enclose self addressed stamped envelope)

Name: **Fidelity National Title**  
**28059 US Hwy. 19 N., Ste. 202**  
Address: **Clearwater, FL 33761**  
**# 10001971**

This instrument prepared by : **FRS**  
7500 N. Dallas Parkway, Suite 100  
One Legacy Circle  
Plano, TX 75024  
643085 2010-02426  
Chasity Philpott

SPACE ABOVE THIS LINE FOR PROCESSING DATA

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## This Special Warranty Deed

Made this 18th day of June, 2010, A.D.

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 corporations.)

**Between** National Residential Nominee Services Inc. a corporation existing under the laws of the State of Delaware having its principal place of business located at 7500 N. Dallas Parkway, Suite 100, One Legacy Circle, Plano, TX 75024, grantor, and Jeffrey L. Grady and Nichole C. Grady, husband and wife

of the County of Bay and State of Florida  
grantee,

whose mailing address is: 1312 Lakewalk Circle East  
Panama City Beach, FL 32413

**Witnesseth**, that the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in the County of Bay, State of Florida, to wit:

Lot EVI-21, Wild Heron Phase VI, according to the map or plat thereof, as recorded in Plat Book 19, Page 65, of the Public Records of Bay County, Florida.

Subject to restrictions, reservations, covenants and easements of record; taxes subsequent to Dec 31, 2009 and all applicable zoning ordinances.

Property Appraiser's Parcel Identification Number: R 35271-600-360

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

**In Witness Whereof**, the said grantor has caused these presents to be signed in its name by its  
VP \_\_\_\_\_, and its corporate seal to be affixed the day and year above written.

(Corporate Seal)

National Residential Nominee Services Inc.

By \_\_\_\_\_

Printed Name \_\_\_\_\_

Its \_\_\_\_\_

Witness 2 \_\_\_\_\_

Printed Signature \_\_\_\_\_

**Signed, Sealed, and Delivered in our presence:**

\_\_\_\_\_

Witness 1

\_\_\_\_\_

Printed Signature

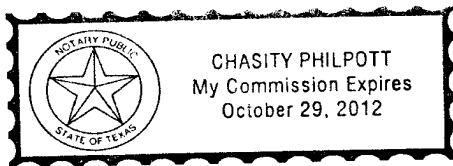
State of TX

County of Collin }

I Hereby Certify, That on this 4 day of June, the VP 2010 A.D.,  
before me personally appeared Terry Chandler, the \_\_\_\_\_  
of National Residential Nominee Services Inc., a corporation under the laws of the State of Delaware, to me known to be  
the person described in and who executed the foregoing conveyance to

Jeffrey L. Grady and Nichole C. Grady, husband and wife  
and severally acknowledged the execution thereof to be his/her free act and deed as such officer, for the uses and  
purposes therein mentioned; and that he/she affixed thereto the official seal of said corporation, and the said instrument is  
the act and deed of said corporation.

**Witness** my signature and official seal in the County of Collin and State of TX,  
the day and year last aforesaid.



\_\_\_\_\_

Notary Public

Printed Signature \_\_\_\_\_

My Commission Expires 10/29/2012

Serial Number, if any \_\_\_\_\_

Seal