

Prepared by and return to:

William Ketchersid
Attorney at Law
Ward & Ketchersid, P.A.
Clary-Cobb Building 1241 Airport Road, Suite H
Destin, FL 32541
850-837-5507
File Number: 14-009
Will Call No.:

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 19th day of March, 2014 between **Little D Real Estate Holdings, LLC**, a Georgia Limited Liability Company whose post office address is **PO BOX 112, Armuchee, GA 30105**, grantor, and **Kirkland, Brown & Associates, Inc**, a Florida Corporation whose post office address is **P.O. Box 5761, Fort Oglethorpe, GA 30742**, 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations 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, Florida**, to-wit:

Condominium Unit 206, TIDEWATER BEACH I, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in the Official Records Book 2851, Page 1010, as amended in Official Records Book 2973, Page 1604, of the Public Records of Bay County, Florida.

Parcel Identification Number: 40000-950-015

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 claiming by, through or under grantors.

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

Signed, sealed and delivered in our presence:

Hillary Morgan
Witness Name: Hillary Morgan
Hillary Morgan
Witness Name: Rachel Peck
Rachel Peck

Little D Real Estate Holdings, LLC, a Georgia Limited Liability Company

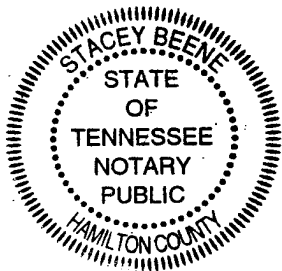
By: Thomas Jay Lumpkin
Thomas Jay Lumpkin, Managing Member

(Corporate Seal)

State of Tennessee
County of Hamilton

The foregoing instrument was acknowledged before me this 21st day of ~~February~~ March, 2014 by Thomas Jay Lumpkin, Managing Member of Little D Real Estate Holdings, LLC, a Georgia Limited Liability Company, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]



Stacey Beene
Notary Public

Printed Name: Stacey Beene
My Commission Expires: June 8, 2016

My Commission Expires: _____