

Return **Maureen Richardson**
to:
Name: **SETCO Services, LLC - Panama City**
Address: **7714 Front Beach Rd. Unit C**
Panama City Beach, FL 32407
This Instrument Prepared:

SETCO Services, LLC - Panama City
7714 Front Beach Rd. Unit C
Panama City Beach, FL 32407

Documentary Stamp Taxes were collected in the amount of (\$889.00) based on the purchase price amount of (\$127,000.00).
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as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s): **31431-132-000**
File No: **B03301**

WARRANTY DEED

STATE OF FLORIDA

COUNTY OF Bay

This Warranty Deed Made **May 15, 2015**, by **Rodney Glenn Wair, Jr. and Karyn M. Wair, husband and wife**, hereinafter referred to as the Grantor, whose post office address is: 112 Slate Court, White House, TN 37188, to

Ralph Steele and Leslie Steele, husband and wife hereinafter referred to as the Grantee, whose post office address is: 1328 Plantation Creek Rd., Fortson, GA 31808.

WITNESSETH: That said Grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable consideration, 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 **Bay** County, Florida, viz:

Condominium Unit No. C-112 of Largo Mar Condominium, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 829, starting at Page 427 and amended in Official Records Book 1399, Page 496, Official Records Book 1756, Page 320 and Official Records Book 2677, Page 1501, of the Public Records of Bay County, Florida, together with the undivided interest in the Common Elements which are appurtenant to the unit as set out in said Declaration of Condominium.

Said property is not the homestead property of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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 January 1, 2015, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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:

Witness No. 1 Signature: [Signature]
Printed Name: Tom Sparks

Witness No. 2 Signature: [Signature]
Printed Name: ASHLEY STARK

[Signature]
Rodney Glenn Wair Jr.

[Signature]
Karyn M. Wair

STATE OF Tennessee
COUNTY OF Sumner

The foregoing instrument was acknowledged before me this the 15th day of April, 2015, by Rodney Glenn Wair Jr. and Karyn M. Wair, husband and wife, who is known to me or who has produced a drivers license as photo identification.

(AFFIX NOTARY SEAL HERE)

[Signature]
Notary Public
Printed Name: Jeremy T. Huens
My Commission Expires: 02/28/17

